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CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

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POPULATION ESTIMATED TO BE 797,400 ON JANUARY 1, 1978

The population of the City of San Diego was estimated to be 797,400 on January 1, 1978. During calendar year 1977, there was a net gain of 11,115 people in the civilian areas of the City. However, there was a net loss of 10,915 people in the military areas resulting in a City-wide net gain of 200 people.

The City has added 100,373 people since the 1970 Census, a 14.4 percent increase, or an average growth rate of 1.8 percent per year.

The decline in school enrollment during the past year, as reported in another article in this Bulletin, is a reflection of the continuing decline in the average number of people living in each household. On January 1, 1978, the average household in San Diego contained 2.53 people. This is compared to 2.61 at the time of the 1975 Census and 2.80 in 1970.

Most of the people added in the civilian areas of the City during the last half of 1977 were located in a relatively few suburban areas. Mira Mesa regained its position as the City's most rapidly growing area in 1977. During the last half of the year, 890 housing units were occupied in addition to the 720 that had been occupied during the first half of the year. Mira Mesa's population on January 1, 1978, was 33,700, an annual increase of 4,100 people.

Some 490 housing units were occupied in the University-North Statistical Area during the last six months of 1977, resulting in a gain of 900 residents.

Newly completed housing units in the Nestor Statistical Area in South San Diego were occupied as soon as they were completed during the last half of 1977. Of the 414 newly completed units, 410 were occupied.

While the Navajo and Elliott Statistical areas each added 330 households, they gained 400 and 900 people respectively, because of the difference in household sizes in the two areas. Household sizes are listed in the table on page 2.

Mobile Homes

There are 47 mobile home parks located within the City of San Diego, containing a total of 5,888 spaces. Of that total, 4,917 spaces were occupied by mobile homes used as permanent residences by 9,404 occupants on January 1, 1978. In addition, there were 108 mobile homes with 392 residents at the Miramar Naval Air Station.

Aside from one new mobile home park in South San Diego, which had 80 of its 269 spaces occupied as of the first of the year, there were practically no vacant spaces for permanent residents. Many mobile home parks, however, reserve space for transit mobile homes or travel trailers.

One mobile home park was closed in 1977, replaced by an industrial and office park, and in 1978 at least one other park will be closed with the land to be devoted to non-residential use.

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HOUSING COMPLETIONS REACH FIVE YEAR PEAK IN 1977

There was a net increase of 10,411 housing units in the City of San Diego in 1977, including 4,401 single-family and 6,010 multifamily units. This net change consisted of 10,389 newly completed units, plus three units added to existing buildings and five units annexed to the City. In addition, there were 144 more resident occupied mobile homes in the City on January 1, 1978, than there were a year earlier. On the negative side, some 130 units were demolished or moved out of the City during the year.

The 10,389 units completed in 1977 is the result of the highest level of residential construction activity in five years. The 4,342 single-family homes completed in 1977 also exceeded each of the past five years.

The table on pages 6 and 7 lists housing changes during 1977 by Statistical Area. Mira Mesa, by adding 1,701 housing units, 506 single-family homes and 1,195 multifamily units, was by far the most active area in the City. By comparison, only 374 units were completed there in 1976.

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4,946 HOUSING UNITS AUTHORIZED IN CITY IN SECOND HALF OF 1977

Building permits were issued for 17,199 housing units in San Diego County during the last six months of 1977 bringing the year total to 37,058. This was a 31 percent increase over the 1976 level.

During the last half of 1977, some 4,946 units, or 29 percent of the County's newly authorized residential building permits, were located within the City of San Diego. This was a slight drop from the 36 percent recorded during the first half of the year.

Some 7,088 housing units were started in the North County from Oceanside easterly to Escondido during the last six months of 1977, representing 41 percent of the County total. This area contained 33 percent of county-wide construction during the first half of last year, an indication that building

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SCHOOL ENROLLMENT CONTINUES TO DECLINE IN CITY

On January 1, 1978, there were 151,066 students in kindergarten through 12th grade living in and attending school in the City of San Diego. Of that total 140,205 were attending public schools in one of the 12 public school districts educating San Diego residents, and another 10,861 were attending private schools. Private schools currently contain 7.2 percent of the City's students. The San Diego Unified School District contained 83.9 percent of all students attending public schools in the City of San Diego.

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Statistical Area	Estimate - January 1, 1978									
		Population Living in Households					Non-Household [4] Population	Average Household Size		
			Private Households			Navy [3] Housing				
	Total	Total	Total	Permanent [1]	Mobile Homes [2]				Total	Total
ENTIRE CITY	**797,400**	**747,216**	**724,691**	**714,895**	**9,796**	**22,525**	**50,184**	**2.53**	**697,027**	**636,543**
Military Areas [5]	37,445	1,007	392	...	392	615	36,438	3.90	48,427	882
Civilian Areas	759,955	746,209	724,299	714,895	9,404	21,910	13,746	2.53	648,600	635,661
Public Housing [6]	23,912	23,912	2,002	2,002	...	21,910	...	4.28	13,920	13,920
Private Housing	736,043	722,297	722,297	712,893	9,404	...	13,746	2.50	634,680	621,741
CENTRAL	**107,565**	**99,475**	**99,446**	**99,446**	...	**29**	**8,090**	**1.88**	**114,690**	**108,598**
Balboa Park	1,865	28	6	6	...	22	1,837	1.50	1,776	28
Centre City	8,200	6,282	6,282	6,282	...	...	1,918	1.24	9,233	7,591
Golden Hill	9,500	9,346	9,346	9,346	...	...	154	2.22	10,723	10,344
Hillcrest	14,100	13,680	13,680	13,680	...	...	420	1.64	14,861	14,346
Middletown	9,200	8,891	8,891	8,891	...	...	309	1.66	10,330	10,141
Mission Hills	8,800	8,622	8,622	8,622	...	...	178	2.11	9,512	9,402
North Park	26,500	26,408	26,408	26,408	...	...	92	1.75	26,569	26,510
South Park	15,000	14,797	14,797	14,797	...	...	203	2.31	16,290	16,067
Southeast S.D.-West	14,400	11,421	11,414	11,414	...	7	2,979	2.65	15,396	14,169
COASTAL	**151,890**	**120,385**	**116,683**	**115,338**	**1,345**	**3,702**	**31,505**	**2.12**	**162,399**	**117,143**
Harbor	29,590	653	494	494	...	159	28,937	2.21	43,020	198
La Jolla	28,100	27,176	27,176	27,176	...	...	924	2.39	25,290	24,565
La Playa	9,800	8,655	8,655	8,655	...	...	1,145	2.47	10,959	9,950
Loma Portal	12,200	12,173	12,173	12,173	...	...	27	2.45	13.695	13,669
Midway - Old Town	8,500	8,368	6,712	6,392	320	1,656	132	2.04	9,184	8,968
Mission Bay	6,700	6,700	6,700	5,680	1,020	...	...	1.80	6,639	6,618
Ocean Beach	19,200	19,193	19,193	19,193	...	...	7	1.96	18,221	18,140
Pacific Beach	37,800	37,467	35,580	35,575	5	1,887	333	1.98	35,391	35,035
EASTERN	**262,200**	**258,063**	**244,793**	**242,386**	**2,407**	**13,270**	**4,137**	**2.73**	**232,187**	**228,150**
Chollas Park	17,800	17,765	17,765	17,205	560	...	35	2.97	18,608	18,442
City Heights	16,500	16,432	16,432	16,432	...	...	68	2.31	17,847	17,753
Elliott	21,400	21,400	10,004	9,822	182	11,396	...	3.79	173	173
Encanto-East	19,800	19,781	19,781	19,781	...	...	19	3.79	17,372	17,323
Encanto-West	19,600	19,536	19,536	19,012	524	...	64	3.06	19,607	19,505
Montezuma	19,600	16,525	16,525	16,525	...	...	3,075	2.15	20,358	17,430
Navajo	33,400	33,284	33,284	32,809	475	...	116	2.90	25,828	25,739
Normal Heights	32,100	31,952	31,952	31,952	...	...	148	1.96	32,548	32,407
Paradise Hills	16,600	16,414	14,579	14,436	143	1,835	186	3.40	15,181	15,146
Rolando-Redwood	32,200	31,859	31,820	31,347	473	39	341	2.39	32,386	32,132
San Carlos	21,400	21,400	21,400	21,350	50	...	...	3.21	18,315	18,302
Southeast S.D. - East	11,800	11,715	11,715	11,715	...	...	85	3.04	13,964	13,798
KEARNY MESA	**153,520**	**150,155**	**145,019**	**144,010**	**1,009**	**5,136**	**3,365**	**2.80**	**144,628**	**141,603**
Clairemont-East	39,100	39,084	39,084	39,084	...	...	16	3.01	36,633	36,613
Clairemont-North	25,900	25,869	25,869	25,869	...	...	31	2.93	28,919	28,880
Clairemont-South	20,400	19,849	19,849	19,603	246	...	551	2.37	20,061	19,643
Linda Vista	21,000	20,076	18,054	18,054	...	2,022	924	2.75	20,947	19,906
Mission Valley	1,700	1,700	1,700	1,465	235	...	...	1.55	523	523
Montgomery	1,020	1,020	1,020	492	528	...	...	2.18	1,560	1,560
Serra Mesa	18,800	18,792	15,678	15,678	...	3,114	8	3.15	21,196	21,163
University-North	10,700	8,869	8,869	8,869	...	...	1,831	2.30	2,238	783
University-South	14,900	14,896	14,896	14,896	...	...	4	3.12	12,551	12,532
NORTH SAN DIEGO	**75,125**	**72,073**	**71,685**	**70,769**	**916**	**388**	**3,052**	**2.96**	**14,413**	**12,397**
Bernardo	13,800	13,800	13,800	13,800	...	...	...	2.40	5,979	5,979
Del Mar Heights	5,900	5,900	5,900	5,900	...	...	...	2.88	2,270	2,264
Los Penasquitos	12,000	12,000	12,000	12,000	...	...	...	2.84	1,809	1,809
Miramar	3,539	780	392	...	392	388	2,759	3.98	2,443	600
Mira Mesa	33,700	33,697	33,697	33,173	524	...	3	3.30	1,180	1,180
Pomerado	6,000	5,710	5,710	5,710	...	...	290	3.02	509	342
San Pasqual	186	186	186	186	...	...	...	3.58	223	223
SOUTH SAN DIEGO	**47,100**	**47,065**	**47,065**	**42,946**	**4,119**	...	**35**	**3.57**	**28,710**	**28,652**
Nestor	19,400	19,382	19,382	16,168	3,214	...	18	3.13	12,432	12,407
Otay	17,800	17,794	17,794	17,525	269	...	6	4.00	10,660	10,650
San Ysidro	9,900	9,889	9,889	9,253	636	...	11	3.88	5,618	5,595

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

4. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority house; detention facilities; and military barracks or ships.

OCCUPIED HOUSING UNITS — 1970 TO 1978

Census — April 1, 1970							Occupied Housing Units				
Population Living in Households										Percent Occupied	
Private Households											
Total	Permanent [1]	Mobile Homes [2]	Navy [3] Housing	Non-Household [4] Population	Average Household Size	Change Since 1970 Census	Estimate January 1, 1978	Census April 1, 1970	Change Since 1970 Census	January 1, 1978	April 1, 1970
621,741	613,693	8,048	14,802	60,484	2.80	100,373	295,181	227,136	68,045	95.95	95.16
...	...	...	882	47,545	3.83	- 10,982	258	230	28	99.61	97.87
621,741	613,693	8,048	13,920	12,939	2.80	111,355	294,923	226,906	68,017	95.95	95.16
...	...	...	13,920	...	4.61	9,992	5,590	3,022	2,568	92.24	99.38
621,741	613,693	8,048	...	12,939	2.78	101,363	289,333	223,884	65,449	96.03	95.11
108,514	108,514	...	84	6,092	2.11	- 7,125	52,870	51,572	1,298	95.24	94.18
...	...	...	28	1,748	4.00	89	10	7	3	100.00	100.00
7,591	7,591	...	...	1,642	1.35	- 1,033	5,060	5,613	- 553	94.44	91.49
10,344	10,344	...	...	379	2.40	- 1,223	4,220	4,315	- 95	93.55	92.30
14,346	14,346	...	...	515	1.84	- 761	8,340	7,800	540	94.23	92.90
10,141	10,141	...	...	189	1.83	- 1,130	5,370	5,538	- 158	93.48	93.26
9,402	9,402	...	...	110	2.46	- 712	4,080	3,825	255	97.24	96.15
26,510	26,510	...	...	59	1.98	- 69	15,070	13,416	1,654	96.64	96.59
16,067	16,067	...	...	223	2.55	- 1,290	6,410	6,300	110	96.83	94.91
14,113	14,113	...	56	1,227	2.98	- 996	4,310	4,758	- 448	93.23	93.20
112,755	111,329	1,426	4,388	45,256	2.40	- 10,509	56,685	48,880	7,805	94.86	94.46
...	...	...	198	42,822	2.79	- 13,430	295	71	224	99.66	100.00
24,565	24,565	...	...	725	2.55	2,810	11,380	9,612	1,768	93.99	93.69
9,950	9,950	...	...	1,009	2.85	- 1,159	3,500	3,489	11	97.41	96.81
13,669	13,669	...	...	26	2.78	- 1,495	4,960	4,915	45	97.08	96.70
6,958	6,522	436	2,010	216	2.34	- 684	4,110	3,836	274	96.37	92.41
6,618	5,793	825	...	21	1.98	61	3,710	3,336	374	95.10	90.92
18,140	18,140	...	...	81	2.18	979	9,800	8,302	1,498	95.29	94.45
32,855	32,690	165	2,180	356	2.29	2,409	18,930	15,319	3,611	93.72	95.03
224,380	222,570	1,810	3,770	4,037	3.06	30,013	94,440	74,560	19,880	95.60	96.23
18,442	17,749	693	...	166	3.41	- 808	5,980	5,410	570	95.65	97.23
17,753	17,753	...	...	94	2.67	- 1,347	7,100	6,650	450	94.93	95.84
173	10	163	...	...	1.60	21,227	5,640	108	5,532	98.33	100.00
17,323	17,323	...	...	49	4.25	2,428	5,220	4,152	1,068	98.05	94.54
19,505	18,998	507	...	102	3.59	- 7	6,380	5,429	951	94.90	97.49
17,430	17,430	...	...	2,928	2.59	- 758	7,690	6,729	961	97.84	95.53
25,739	25,346	393	...	89	3.56	7,572	11,470	7,234	4,236	94.08	95.49
32,407	32,407	...	...	141	2.18	- 448	16,300	14,892	1,408	95.98	95.68
11,376	11,376	...	3,770	35	4.06	1,419	4,830	3,651	1,179	87.60	97.44
32,132	32,078	54	...	254	2.76	- 186	13,310	11,641	1,669	97.20	97.03
18,302	18,302	...	...	13	4.03	3,085	6,670	4,539	2,131	96.43	98.23
13,798	13,798	...	...	166	3.34	- 2,164	3,850	4,125	- 275	93.65	94.74
135,643	134,299	1,344	5,960	3,025	3.52	8,892	53,618	40,220	13,398	98.05	97.01
36,613	36,613	...	...	20	3.81	2,467	12,980	9,596	3,384	98.18	95.07
28,880	28,880	...	...	39	3.57	- 3,019	8,830	8,098	732	98.14	98.72
19,643	19,401	242	...	418	2.85	339	8,360	6,900	1,460	97.36	98.08
17,746	17,746	...	2,160	1,041	3.55	53	7,290	5,603	1,687	97.88	96.55
523	265	258	...	...	1.91	1,177	1,100	274	826	99.28	91.03
1,560	716	844	...	...	2.56	- 540	468	610	- 142	100.00	98.23
17,363	17,363	...	3,800	33	3.94	- 2,396	5,970	5,365	605	98.30	97.83
783	783	...	...	1,455	2.88	8,462	3,850	272	3,578	98.24	96.11
12,532	12,532	...	...	19	3.58	2,349	4,770	3,502	1,268	98.08	96.37
11,797	11,797	...	600	2,016	2.75	60,712	24,378	4,504	19,874	95.73	87.30
5,979	5,979	...	...	...	2.50	7,821	5,750	2,391	3,359	94.84	88.07
2,264	2,264	...	...	6	3.33	3,630	2,050	679	1,371	96.61	86.19
1,809	1,809	...	...	...	2.29	10,191	4,220	790	3,430	92.26	87.29
...	...	...	600	1,843	4.44	1,096	196	135	61	100.00	96.43
1,180	1,180	...	...	...	3.29	32,520	10,220	368	9,852	97.73	88.01
342	342	...	...	167	3.84	5,491	1,890	89	1,801	94.59	71.20
223	223	...	...	...	4.29	- 37	52	52	...	94.55	76.47
28,652	25,184	3,468	...	58	3.87	18,390	13,190	7,400	5,790	98.19	91.71
12,407	9,426	2,981	...	25	3.67	6,968	6,190	3,376	2,814	98.38	95.48
10,650	10,589	61	...	10	4.28	7,140	4,450	2,486	1,964	98.19	86.65
5,595	5,169	426	...	23	3.64	4,282	2,550	1,538	1,012	97.74	92.43

5. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

Statistical Areas	January 1, 1978								
	Total All Housing Units [1]	Single Family Housing				Multiple Family Units			Atypical Housing Units [3]
		Total Units	Private		Navy Units	Total Units	Private Units	Navy Units	
			Permanent	Mobile Homes [2]					
ENTIRE CITY	**307,629**	**183,237**	**176,938**	**5,025**	**1,274**	**121,128**	**116,889**	**4,239**	**3,264**
Military Areas [5]	259	229	...	108	121	30	...	30	...
Civilian Areas	307,370	183,008	176,938	4,917	1,153	121,098	116,889	4,209	3,264
Public Housing [6]	6,060	1,153	...	...	1,153	4,907	698	4,209	...
Private Housing	301,310	181,855	176,938	4,917	...	116,191	116,191	...	3,264
CENTRAL	**55,507**	**22,287**	**22,282**	**...**	**5**	**30,597**	**30,594**	**3**	**2,623**
Balboa Park	10	7	4	...	3	3	...	3	...
Centre City	5,358	349	349	...	...	2,510	2,510	...	2,499
Golden Hill	4,511	1,586	1,586	...	...	2,913	2,913	...	12
Hillcrest	8,851	2,715	2,715	...	...	6,120	6,120	...	16
Middletown	5,744	1,258	1,258	...	...	4,405	4,405	...	81
Mission Hills	4,196	2,665	2,665	...	...	1,526	1,526	...	5
North Park	15,594	6,033	6,033	...	...	9,551	9,551	...	10
South Park	6,620	4,401	4,401	...	...	2,219	2,219	...	...
Southeast S.D. - West	4,623	3,273	3,271	...	2	1,350	1,350	...	...
COASTAL	**59,755**	**30,056**	**28,919**	**671**	**466**	**29,228**	**28,667**	**561**	**471**
Harbor	296	28	...	...	28	16	...	16	252
La Jolla	12,108	8,312	8,312	...	...	3,753	3,753	...	43
La Playa	3,593	3,142	3,142	...	...	426	426	...	25
Loma Portal	5,109	3,863	3,863	...	...	1,237	1,237	...	9
Midway-Old Town	4,265	1,064	904	160	...	3,152	2,607	545	49
Mission Bay	3,901	1,619	1,110	509	...	2,243	2,243	...	39
Ocean Beach	10,284	4,635	4,635	...	...	5,632	5,632	...	17
Pacific Beach	20,199	7,393	6,953	2	438	12,769	12,769	...	37
EASTERN	**98,785**	**66,131**	**64,336**	**1,534**	**261**	**32,581**	**29,698**	**2,883**	**73**
Chollas Park	6,252	4,185	3,761	424	...	2,067	2,067	...	...
City Heights	7,479	5,036	5,036	...	...	2,443	2,443	...	...
Elliott	5,736	3,085	2,717	118	250	2,651	580	2,071	...
Encanto-East	5,324	4,710	4,710	...	...	614	614	...	...
Encanto-West	6,723	5,872	5,534	338	...	850	850	...	1
Montezuma	7,860	4,556	4,556	...	...	3,255	3,255	...	49
Navajo	12,192	8,562	8,300	262	...	3,630	3,630	...	...
Normal Heights	16,983	8,992	8,992	...	...	7,989	7,989	...	2
Paradise Hills	5,514	4,438	4,356	82	...	1,076	264	812	...
Rolando-Redwood	13,694	8,254	7,958	285	11	5,430	5,430	...	10
San Carlos	6,917	5,539	5,514	25	...	1,378	1,378	...	...
Southeast S.D. - East	4,111	2,902	2,902	...	...	1,198	1,198	...	11
KEARNY MESA	**54,684**	**34,579**	**33,451**	**663**	**465**	**20,089**	**19,308**	**781**	**16**
Clairemont-East	13,220	9,365	9,365	...	...	3,847	3,847	...	8
Clairemont-North	8,997	6,732	6,732	...	...	2,265	2,265	...	...
Clairemont-South	8,587	5,488	5,299	189	...	3,099	3,099	...	...
Linda Vista	7,448	3,548	3,114	...	434	3,900	3,900	...	...
Mission Valley	1,108	167	17	150	...	933	933	...	8
Montgomery	468	466	142	324	...	2	2	...	...
Serra Mesa	6,073	4,124	4,093	...	31	1,949	1,168	781	...
University-North	3,919	707	707	...	...	3,212	3,212	...	...
University-South	4,864	3,982	3,982	...	...	882	882	...	...
NORTH SAN DIEGO	**25,465**	**20,131**	**19,660**	**394**	**77**	**5,334**	**5,323**	**11**	**...**
Bernardo	6,063	4,733	4,733	...	...	1,330	1,330	...	...
Del Mar Heights	2,122	1,863	1,863	...	...	259	259	...	...
Los Penasquitos	4,574	2,582	2,582	...	...	1,992	1,992	...	...
Miramar	196	185	...	108	77	11	...	11	...
Mira Mesa	10,457	9,070	8,784	286	...	1,387	1,387	...	...
Pomerado	1,998	1,644	1,644	...	...	354	354	...	...
San Pasqual	55	54	54	...	...	1	1	...	...
SOUTH SAN DIEGO	**13,433**	**10,053**	**8,290**	**1,763**	**...**	**3,299**	**3,299**	**...**	**81**
Nestor	6,292	4,750	3,345	1,405	...	1,536	1,536	...	6
Otay	4,532	4,028	3,894	134	...	504	504	...	...
San Ysidro	2,609	1,275	1,051	224	...	1,259	1,259	...	75

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.
2. Only resident occupied mobile homes are included. Transient trailers are not counted.
3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.
4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing com-

BY TYPE OF HOUSING UNITS — 1970 - 1978

Census - April, 1970 (Adjusted)									Housing Inventory Change April 1, 1970 to January 1, 1978			
	Single Family Housing				Multiple Family Units							
		Private										
Total All Housing Units [4]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units	Total	Single	Multiple	Atypical Housing Units
238,679	159,359	154,432	3,827	1,100	73,796	71,624	2,172	5,524	68,950	23,878	47,332	-2,260
235	200	...	3	197	34	...	34	1	24	29	- 4	- 1
238,444	159,159	154,432	3,824	903	73,762	71,624	2,138	5,523	68,926	23,849	47,336	- 2,259
3,041	903	...	...	...	2,138	...	2,138	...	3,019	250	2,769	...
235,403	158,256	154,432	3,824	...	71,624	71,624	...	5,523	65,907	23,599	44,567	- 2,259
54,761	26,214	26,201	...	13	24,079	24,068	11	4,468	746	- 3,927	6,518	- 1,845
7	2	...	...	2	5	...	5	...	3	5	- 2	...
6,135	626	626	...	...	1,892	1,892	...	3,617	- 777	- 277	618	- 1,118
4,675	2,026	2,026	...	...	2,564	2,564	...	85	- 164	- 440	349	- 73
8,396	3,281	3,281	...	...	4,965	4,965	...	150	455	- 566	1,155	- 134
5,938	1,524	1,524	...	...	4,052	4,052	...	362	- 194	- 266	353	- 281
3,978	2,813	2,813	...	...	1,140	1,140	...	25	218	- 148	386	- 20
13,889	7,378	7,378	...	...	6,426	6,426	...	85	1,705	- 1,345	3,125	- 75
6,638	4,738	4,738	...	...	1,840	1,840	...	60	- 18	- 337	379	- 60
5,105	3,826	3,815	...	11	1,195	1,189	6	84	- 482	- 553	155	- 84
51,748	30,518	29,302	720	496	20,657	20,100	557	573	8,007	- 462	8,571	- 102
71	58	...	...	58	12	...	12	1	225	- 30	4	251
10,259	7,322	7,322	...	...	2,751	2,751	...	186	1,849	990	1,002	- 143
3,604	3,220	3,220	...	...	351	351	...	33	- 11	- 78	75	- 8
5,083	4,054	4,054	...	...	972	972	...	57	26	- 191	265	- 48
4,151	1,268	1,031	237	...	2,811	2,266	545	72	114	- 204	341	- 23
3,669	1,760	1,385	375	...	1,849	1,849	...	60	232	- 141	394	- 21
8,790	5,022	5,022	...	...	3,706	3,706	...	62	1,494	- 387	1,926	- 45
16,121	7,814	7,268	108	438	8,205	8,205	...	102	4,078	- 421	4,564	- 65
77,484	59,022	57,979	1,043	...	18,152	17,340	812	310	21,301	7,109	14,429	- 237
5,564	4,114	3,715	399	...	1,419	1,419	...	31	688	71	648	- 31
6,939	5,551	5,551	...	...	1,342	1,342	...	46	540	- 515	1,101	- 46
108	106	2	104	...	2	2	...	...	5,628	2,979	2,649	...
4,313	3,846	3,846	...	...	459	459	...	8	1,011	864	155	- 8
5,569	5,072	4,772	300	...	471	471	...	26	1,154	800	379	- 25
7,044	4,601	4,601	...	...	2,400	2,400	...	43	816	- 45	855	6
7,576	7,009	6,794	215	...	557	557	...	10	4,616	1,553	3,073	- 10
15,573	9,685	9,685	...	...	5,800	5,800	...	88	1,410	- 693	2,189	- 86
3,826	2,891	2,891	...	...	929	117	812	6	1,688	1,547	147	- 6
11,997	8,379	8,354	25	...	3,594	3,594	...	24	1,697	- 125	1,836	- 14
4,621	4,439	4,439	...	...	181	181	...	1	2,296	1,100	1,197	- 1
4,354	3,329	3,329	...	...	998	998	...	27	- 243	- 427	200	- 16
41,458	32,035	30,837	733	465	9,342	8,561	781	81	13,226	2,544	10,747	- 65
10,094	8,757	8,757	...	...	1,331	1,331	...	6	3,126	608	2,516	2
8,203	7,453	7,453	...	...	734	734	...	16	794	- 721	1,531	- 16
7,035	4,954	4,778	176	...	2,070	2,070	...	11	1,552	534	1,029	- 11
5,803	2,904	2,470	...	434	2,869	2,869	...	30	1,645	644	1,031	- 30
301	198	67	131	...	103	103	...	...	807	- 31	830	8
621	621	195	426	...	...	...	...	...	- 153	- 155	2	...
5,484	4,123	4,092	...	31	1,343	562	781	18	589	1	606	- 18
283	27	27	...	...	256	256	...	...	3,636	680	2,956	...
3,634	2,998	2,998	...	...	636	636	...	...	1,230	984	246	...
5,159	4,045	3,916	3	126	1,101	1,090	11	13	20,306	16,086	4,233	- 13
2,715	2,280	2,280	...	...	434	434	...	1	3,348	2,453	896	- 1
789	777	777	...	...	7	7	...	5	1,333	1,086	252	- 5
905	260	260	...	...	645	645	...	...	3,669	2,322	1,347	...
140	129	...	3	126	11	...	11	...	56	56	...	...
417	417	417	...	...	...	...	...	...	10,040	8,653	1,387	...
125	125	125	...	...	...	...	...	...	1,873	1,519	354	...
68	57	57	...	...	4	4	...	7	- 13	- 3	- 3	- 7
8,069	7,525	6,197	1,328	...	465	465	...	79	5,364	2,528	2,834	- 2
3,536	3,347	2,212	1,135	...	175	175	...	14	2,756	1,403	1,361	- 8
2,869	2,801	2,780	21	...	68	68	...	...	1,663	1,227	436	...
1,664	1,377	1,205	172	...	222	222	...	65	945	- 102	1,037	10

pleted during the months immediately following the census.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

Statistical Areas	Housing Inventory Change in 1977													
	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed	
	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Sin-gle	Multi-ple	Total Units	Sin-gle
ENTIRE CITY	10,411	4,401	6,010	10,389	4,342	6,047	- 130	- 83	- 47	3	- 7	10	5	5
Military Areas	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Civilian Areas	10,411	4,401	6,010	10,389	4,342	6,047	- 130	- 83	- 47	3	- 7	10	5	5
Public Housing	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Private Housing	10,411	4,401	6,010	10,389	4,342	6,047	- 130	- 83	- 47	3	- 7	10	5	5
CENTRAL	239	16	223	303	51	252	- 66	- 33	- 33	2	- 2	4	...	...
Balboa Park	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Centre City	- 21	- 3	- 18	...	...	...	- 21	- 3	- 18	...	...	...	...	...
Golden Hill	9	- 3	12	14	2	12	- 5	- 5	...	...	...	...	...	...
Hillcrest	69	- 1	70	82	8	74	- 13	- 9	- 4	...	...	...	...	...
Middletown	2	6	- 4	14	12	2	- 12	- 6	- 6	...	...	...	...	...
Mission Hills	54	10	44	54	10	44	...	...	...	...	...	...	...	...
North Park	78	- 7	85	88	5	83	- 11	- 11	...	1	- 1	2	...	...
South Park	32	12	20	29	13	16	2	...	2	1	- 1	2	...	...
Southeast S.D. - West	16	2	14	22	1	21	- 6	1	- 7	...	...	...	...	...
COASTAL	877	277	600	938	332	606	- 44	- 30	- 14	3	- 5	8	...	...
Harbor	...	...	...	...	...	...	...	...	...	...	...	...	...	...
La Jolla	309	172	137	322	179	143	- 10	- 6	- 4	- 3	- 1	- 2	...	...
La Playa	15	15	...	16	16	...	- 1	- 1	...	...	...	...	...	...
Loma Portal	32	8	24	39	11	28	- 7	- 3	- 4	...	...	...	...	...
Midway - Old Town	- 17	- 25	8	12	2	10	- 9	- 7	- 2	...	...	...	...	...
Mission Bay	24	4	20	23	7	16	- 2	- 2	...	3	- 1	4	...	...
Ocean Beach	311	76	235	314	79	235	- 3	- 3	...	...	...	...	...	...
Pacific Beach	203	27	176	212	38	174	- 12	- 8	- 4	3	- 3	6	...	...
EASTERN	3,453	1,567	1,886	3,377	1,489	1,888	- 3	- 3	...	- 1	1	- 2	5	5
Chollas Park	237	104	133	195	56	139	- 3	1	- 4	- 1	1	- 2	5	5
City Heights	133	7	126	139	11	128	- 6	- 4	- 2	...	...	...	...	...
Elliott	775	272	503	776	273	503	...	...	...	...	...	...	...	...
Encanto - East	176	150	26	176	150	26	...	...	...	...	...	...	...	...
Encanto - West	382	361	21	333	312	21	15	15	...	...	...	...	...	...
Montezuma	72	20	52	73	21	52	- 1	- 1	...	...	...	...	...	...
Navajo	802	152	650	802	152	650	...	...	...	...	...	...	...	...
Normal Heights	188	87	101	198	97	101	- 10	- 10	...	...	...	...	...	...
Paradise Hills	494	380	114	493	379	114	...	...	...	...	...	...	...	...
Rolando - Redwood	152	18	134	152	22	130	...	- 4	4	...	...	...	...	...
San Carlos	11	3	8	11	3	8	...	...	...	...	...	...	...	...
Southeast S.D. - East	31	13	18	29	13	16	2	...	2	...	...	...	...	...
KEARNY MESA	1,669	271	1,398	1,645	247	1,398	- 2	- 2	...	...	...	...	...	...
Clairemont - East	275	149	126	275	149	126	...	...	...	...	...	...	...	...
Clairemont - North	23	14	9	23	14	9	...	...	...	...	...	...	...	...
Clairemont - South	115	40	75	115	40	75	...	...	...	...	...	...	...	...
Linda Vista	80	4	76	80	4	76	...	...	...	...	...	...	...	...
Mission Valley	1	1	...	...	...	...	- 1	- 1	...	...	...	...	...	...
Montgomery	23	23	...	...	...	...	- 1	- 1	...	...	...	...	...	...
Serra Mesa	31	7	24	31	7	24	...	...	...	...	...	...	...	...
University - North	1,013	...	1,013	1,013	...	1, 013	...	...	...	...	...	...	...	...
University - South	108	33	75	108	33	75	...	...	...	...	...	...	...	...
NORTH SAN DIEGO	3,314	1,581	1,733	3,312	1,579	1,733	...	...	...	...	...	...	...	...
Bernardo	340	192	148	340	192	148	...	...	...	...	...	...	...	...
Del Mar Heights	129	93	36	130	94	36	- 1	- 1	...	...	...	...	...	...
Los Penasquitos	563	563	...	562	562	...	1	1	...	...	...	...	...	...
Miramar	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Mira Mesa	1,701	506	1,195	1,699	504	1,195	...	...	...	...	...	...	...	...
Pomerado	581	227	354	581	227	354	...	...	...	...	...	...	...	...
San Pasqual	...	...	...	...	...	...	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	859	689	170	814	644	170	- 15	- 15	...	- 1	1	...	...	...
Nestor	721	562	159	697	538	159	- 9	- 9	...	...	...	...	...	...
Otay	87	87	...	79	79	...	...	...	...	...	...	...	...	...
San Ysidro	51	40	11	38	27	11	- 6	- 6	...	- 1	1	...	...	...

(Continued from Page 1)

HOUSING COMPLETIONS REACH FIVE YEAR PEAK IN 1977

The University-North Statistical Area was the second busiest as builders completed 1,013 condominium units and rental apartments. The 152 single-family homes and 650 multifamily units completed in the Navajo Statistical Area, especially in the area around the San Diego Mission, made it the third most active area in the City. The Elliott and Nestor Statistical Areas also had exceptionally large numbers of newly completed housing units with 775 and 721 units respectively.

While the five above mentioned Statistical Areas contained nearly half of the newly completed housing in the City there were significant numbers of new units completed in the beach communities of Ocean Beach, Pacific Beach and La Jolla. The 1977 total of 823 units greatly exceeded the 1976 level of 288 units.

HOUSING INVENTORY CHANGES

Multi-ple	Changes in Resident Occupied Mobile Homes	Housing Inventory Change January 1, 1970 to January 1, 1978															Changes in Resident Occupied Mobile Homes
		Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed			
		Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multi-ple	Total Units	Sin-gle	Multi-ple	Total Units	Sin-gle	Multi-ple	
...	144	78,394	31,752	46,642	80,179	32,638	47,541	- 3,187	- 2,089	- 1,098	127	- 64	191	29	21	8	1,246
...	...	10	15	- 5	...	...	...	- 3	- 3	...	- 43	- 38	- 5	...	...	...	56
...	144	78,384	31,737	46,647	80,179	32,638	47,541	- 3,184	- 2,086	- 1,098	170	- 26	196	29	21	8	1,190
...	...	2,586	250	2,336	2,586	250	2,336	...	...	...	...	...	...	...	...	...	...
...	144	75,798	31,487	44,311	77,593	32,388	45,205	- 3,184	- 2,086	- 1,098	170	- 26	196	29	21	8	1,190
...	...	3,785	- 498	4,283	5,355	274	5,081	- 1,553	- 758	- 795	- 17	- 14	- 3	...	...	...	...
...	...	- 1	1	- 2	...	...	...	...	...	...	- 1	1	- 2	...	...	...	...
...	...	57	- 31	88	520	...	520	- 461	- 31	- 430	- 2	...	- 2	...	...	...	...
...	...	67	- 38	105	163	11	152	- 96	- 49	- 47	...	...	...	...	...	...	...
...	...	1,032	- 121	1,153	1,327	45	1,282	- 293	- 162	- 131	- 2	- 4	2	...	...	...	...
...	...	311	- 24	335	483	34	449	- 174	- 58	- 116	2	...	2	...	...	...	...
...	...	254	30	224	285	61	224	- 31	- 31	...	...	...	...	...	...	...	...
...	...	1,858	- 261	2,119	2,210	35	2,175	- 352	- 295	- 57	...	- 1	1	...	...	...	...
...	...	224	45	179	217	48	169	6	- 2	8	1	- 1	2	...	...	...	...
...	...	- 17	- 99	82	150	40	110	- 152	- 130	- 22	- 15	- 9	- 6	...	...	...	...
...	- 20	9,523	1,752	7,771	10,208	2,310	7,893	- 733	- 549	- 184	10	- 47	57	...	...	...	38
...	...	- 27	- 30	3	...	...	...	...	...	...	- 27	- 30	3	...	...	...	...
...	...	2,342	1,243	1,099	2,500	1,361	1,139	- 154	- 114	- 40	- 4	- 4	...	...	...	...	...
...	...	191	90	101	225	121	104	- 34	- 28	- 6	...	- 3	3	...	...	...	...
...	...	180	36	144	228	72	156	- 48	- 34	- 14	...	- 2	2	...	...	...	...
...	...	233	- 91	324	345	6	339	- 44	- 34	- 10	- 4	1	- 5	...	...	...	- 64
...	- 20	424	120	304	306	15	291	- 19	- 13	- 6	15	- 4	19	...	...	...	122
...	...	1,654	192	1,462	1,807	321	1,486	- 158	- 130	- 28	5	1	4	...	...	...	...
...	...	4,526	192	4,334	4,797	414	4,383	- 276	- 196	- 80	25	- 6	31	...	...	...	- 20
...	75	22,660	9,288	13,372	22,632	9,314	13,318	- 681	- 606	- 75	130	1	129	10	10	...	569
...	41	826	235	591	849	240	609	- 80	- 68	- 12	- 3	3	- 6	5	5	...	55
...	...	961	55	906	1,025	117	908	- 64	- 64	...	...	2	- 2	...	...	...	...
...	- 1	4,373	2,769	1,604	4,292	2,688	1,604	- 9	- 9	...	...	...	...	...	...	...	90
...	...	1,357	1,036	321	1,343	1,031	312	14	5	9	...	...	...	...	...	...	...
...	34	1,058	880	178	912	742	170	83	77	6	2	...	2	...	...	...	61
...	...	1,224	63	1,161	1,255	92	1,163	- 31	- 27	- 4	...	- 2	2	...	...	...	...
...	...	4,973	1,752	3,221	4,865	1,763	3,102	- 19	- 15	- 4	123	...	123	5	5	...	- 1
...	...	1,793	- 134	1,927	2,125	150	1,975	- 331	- 283	- 48	- 1	- 1	...	...	...	...	...
...	1	1,782	1,404	378	1,698	1,322	376	1	1	...	1	- 1	2	...	...	...	82
...	...	1,893	289	1,604	1,668	76	1,592	- 40	- 44	4	8	...	8	...	...	...	257
...	...	2,438	1,046	1,392	2,413	1,021	1,392	...	...	...	...	...	...	...	...	...	25
...	...	- 18	- 187	89	187	72	115	- 205	- 179	- 26	...	...	...	...	...	...	...
...	26	15,198	2,832	12,366	15,434	3,059	12,375	- 82	- 64	- 18	8	- 1	9	...	...	...	- 162
...	...	3,409	516	2,893	3,404	520	2,884	- 3	- 3	...	8	- 1	9	...	...	...	...
...	...	821	242	579	825	242	583	- 4	...	- 4	...	...	...	...	...	...	...
...	...	1,276	391	885	1,405	504	901	- 49	- 33	- 16	...	...	...	...	...	...	- 80
...	...	2,311	392	1,919	2,315	398	1,917	- 4	- 6	2	...	...	...	...	...	...	...
...	2	3	- 5	8	8	...	8	- 5	- 5	...	...	...	...	...	...	...	...
...	24	- 100	- 100	...	4	4	...	- 1	- 1	...	...	...	...	...	...	...	- 103
...	...	1,085	20	1,065	1,076	11	1,065	- 12	- 12	...	...	...	...	...	...	...	21
...	...	5,093	320	4,773	5,097	324	4,773	- 4	- 4	...	...	...	...	...	...	...	...
...	...	1,300	1,056	244	1,300	1,056	244	...	...	...	...	...	...	...	...	...	...
...	2	20,790	15,005	5,785	20,450	14,663	5,787	- 20	- 10	- 10	- 1	...	...	19	11	8	342
...	...	3,408	1,759	1,649	3,408	1,759	1,649	...	...	...	...	...	...	...	...	...	...
...	...	1,504	1,159	345	1,509	1,160	349	- 6	- 2	- 4	- 1	...	...	2	2	...	...
...	...	3,758	2,328	1,430	3,748	2,324	1,424	...	...	...	...	...	...	10	4	6	...
...	...	49	53	- 4	....	...	...	- 7	- 3	- 4	...	...	...	...	...	...	...
...	2	10,136	8,319	1,817	9,854	8,037	1,817	- 4	- 4	...	...	...	...	...	...	...	342
...	...	1,934	1,386	548	1,930	1,382	548	- 3	- 1	- 2	...	...	...	7	5	2	...
...	...	1	1	...	1	1	...	...	...	...	...	...	...	...	...	...	...
...	61	6,438	3,373	3,065	6,100	3,018	3,082	- 118	- 102	- 16	- 3	- 2	- 1	...	...	...	459
...	33	2,990	1,460	1,530	2,773	1,229	1,544	- 49	- 35	- 14	...	...	...	...	...	...	266
...	8	2,144	1,656	488	2,023	1,532	491	- 4	- 4	...	- 3	...	- 3	...	...	...	128
...	20	1,304	257	1,047	1,304	257	1,047	- 65	- 63	- 2	...	- 2	2	...	...	...	65

Also substantial numbers of units were completed in the southeast San Diego Statistical Areas of Chollas Park, Encanto-East and Encanto-West where a total of 615 single-family homes and 180 multifamily units were completed.

Housing Inventory

As of January 1, 1978 there were 307,629 housing units in the City of San Diego, 183,237 of them single-family homes and 121,128 multifamily units. Single-family housing now accounts for 60.0 percent of the housing inventory compared to 66.8 percent in 1970.

There has been a net increase of 68,950 housing units since the 1970 Census, of which 23,878 have been single-family homes and 47,332 multifamily units. Multiple units, including both condominiums and rental apartments, accounted for 68.6 percent of the housing gain during this period.

RATIO OF ELEMENTARY SCHOOL ENROLLMENT TO OCCUPIED DWELLING UNITS IN THE CITY OF SAN DIEGO – 1960 – 1970 – 1978

Statistical Areas	Total Enrollment			Occupied Dwelling Units			Enrollment per 100 Occupied Dwelling Units		
	April 1, 1960	April 1, 1970	January 1, 1978	April 1, 1960	April 1, 1970	January 1, 1978	April 1, 1960	April 1, 1970	January 1, 1978
TOTAL ENROLLMENT	63,071	74,851	75,076	...	...	...	...	...	...
Special Schools [1]	166	474	597	...	...	...	...	...	...
Regular Schools [2]	62,905	74,377	74,479	165,241	215,594	295,698	38.1	34.5	25.2
CENTRAL	9,962	8,599	6,715	45,748	51,548	52,940	21.8	16.7	12.7
Balboa Park	...	...	...	...	...	10	...	...	...
Centre City	428	356	350	3,426	5,613	5,060	12.5	6.3	6.9
Golden Hill	920	967	960	4,324	4,315	4,230	21.3	22.4	22.7
Hillcrest	921	757	662	6,516	7,800	8,350	14.1	9.7	7.9
Middletown	542	386	295	5,166	5,538	5,380	10.5	7.0	5.5
Mission Hills	709	702	387	3,419	3,825	4,090	20.7	18.3	9.5
North Park	1,649	1,487	859	11,235	13,416	15,080	14.7	11.0	5.7
South Park	1,455	1,651	1,185	5,790	6,300	6,420	25.1	26.2	18.5
Southeast S.D. - West	3,338	2,293	2,017	5,872	4,741	4,320	56.8	48.4	46.7
COASTAL	10,878	9,526	6,908	38,603	48,809	56,820	28.2	19.5	12.2
Harbor	M	M	M	M	M	295	M	M	M
La Jolla	1,451	2,038	1,550	6,664	9,612	11,440	21.8	21.2	13.5
La Playa	1,237	897	628	3,100	3,489	3,510	39.9	25.7	17.9
Loma Portal	1,419	1,122	710	4,293	4,915	4,970	33.1	22.8	14.3
Midway - Old Town	1,971	1,014	935	4,632	3,836	4,120	42.6	26.4	22.7
Mission Bay	492	222	75	2,638	3,336	3,720	18.7	6.6	2.0
Ocean Beach	1,401	1,010	850	7,408	8,302	9,810	18.9	12.2	8.7
Pacific Beach	2,907	3,223	2,160	9,878	15,319	18,955	29.5	21.0	11.4
EASTERN	25,366	31,239	27,872	56,047	74,560	94,580	45.3	41.9	29.5
Chollas Park	3,263	3,062	2,543	5,547	5,410	5,990	58.8	56.6	42.5
City Heights	2,171	2,070	1,672	6,178	6,650	7,110	35.1	31.1	23.5
Elliott	...	...	3,995	...	108	5,650	...	...	70.7
Encanto - East [3]	1,408	4,012	3,258	2,132	4,152	5,230	66.0	96.6	62.3
Encanto - West	2,709	3,098	2,220	4,355	5,429	6,390	62.2	57.1	34.7
Montezuma	1,647	1,291	764	4,845	6,729	7,700	34.0	19.2	9.9
Navajo	2,719	3,628	2,673	3,582	7,234	11,480	75.9	50.1	23.3
Normal Heights	2,210	1,975	1,741	12,458	14,892	16,330	17.7	13.3	10.7
Paradise Hills	2,460	3,270	2,671	2,889	3,651	4,840	85.2	89.6	55.2
Rolando-Redwood	3,858	3,017	2,357	9,324	11,641	13,320	41.4	25.9	17.7
San Carlos	617	3,715	2,221	923	4,539	6,680	66.8	81.8	33.2
Southeast S.D. - East	2,304	2,101	1,757	3,814	4,125	3,860	60.4	50.9	45.5
KEARNY MESA	16,699	24,871	14,736	24,843	40,220	53,688	67.2	61.8	27.4
Clairemont - East	3,095	7,423	4,218	4,159	9,596	12,990	74.4	77.3	32.5
Clairemont - North	4,750	4,886	2,310	6,550	8,098	8,840	72.5	60.3	26.1
Clairemont - South	2,590	2,054	1,411	5,856	6,900	8,370	44.2	29.8	16.9
Linda Vista	2,954	3,878	2,517	3,806	5,672	7,300	77.6	68.4	34.5
Mission Valley	...	...	...	...	...	1,100	...	...	...
Montgomery	121	179	93	180	610	468	67.2	29.3	19.9
Serra Mesa	3,189	4,168	2,231	4,265	5,570	5,980	74.8	74.8	37.3
University - North	...	...	...	27	272	3,860	...	...	...
University - South	...	2,283	1,956	...	3,502	4,780	...	65.2	40.9
NORTH SAN DIEGO	...	142	9,663	...	...	24,440	...	31.1	39.5
Bernardo and Los Penasquitos [4]	...	...	2,757	...	3,181	10,010	...	...	27.5
Del Mar Heights [5]	...	...	867	...	679	2,060	...	...	42.1
Miramar	M	M	M	M	M	196	M	M	M
Mira Mesa	...	142	5,268	...	368	10,230	...	38.6	51.5
Pomerado	...	...	726	...	89	1,890	...	...	38.4
San Pasqual [6]	...	...	45	...	52	54	...	...	83.3
SOUTH SAN DIEGO	...	...	8,585	...	7,400	13,230	...	...	64.9
Nestor [7]	...	...	3,620	...	3,376	6,210	...	...	58.3
Otay [8]	...	...	2,983	...	2,486	4,460	...	...	66.9
San Ysidro [9]	...	...	1,982	...	1,538	2,560	...	...	77.4

[1] These enrollment figures include students attending Fairhaven and Schweitzer and those being tutored at home within the San Diego Unified School District. They cannot be assigned to any particular Statistical Area.

[2] These enrollment figures include students attending those Elementary Schools with specific attendance areas within the San Diego Unified School District. They also include students attending schools provided by the suburban School Districts identified in the footnotes. The count is only for those students living within The City of San Diego even though the school may have students who do not live within the City.

[3] While most of Encanto-East is within the San Diego Unified School District, parts of the area are within the Lemon Grove and the La Mesa - Spring Valley School Districts. The enrollment data for 1960 and 1970 is for the San Diego Unified School District only. In 1978 enrollment data was provided by all three school districts.

[4] The Bernardo and easterly half of the Los Penasquitos Statistical Areas are within the Poway Unified School District.

[5] The Del Mar Heights and westerly half of the Los Penasquitos Statistical Areas are within the Del Mar Union and Solana Beach School Districts.

[6] The San Pasqual Statistical Area is within the San Pasqual and Valley Center Union School Districts.

[7] The Nestor Statistical Area is within the South Bay Union School District.

[8] The Otay Statistical Area is within the Chula Vista City School District.

[9] The San Ysidro Statistical Area is within the San Ysidro School District.

(Continued from Page 1)

SCHOOL ENROLLMENT CONTINUES TO DECLINE IN CITY

During 1977 there was a net gain of 454 students in grades K to 8 in private schools in the City of San Diego. At the same time there was a loss of 2,550 students in public schools. Enrollment in kindergarten classes was down 683, grades 1 to 6 were down 871 and grades 7 and 8 were down 996.

These city-wide losses emphasize the aging of San Diego's population, a trend occuring throughout the United States. However, a comparison of the annual changes in the San Diego Unified School District with the 11 other public school districts illustrates the internal movement within the City.

For example, on January 1, 1978 the San Diego Unified School District had 2,959 fewer students in grades K to 8 than it did one year earlier. On the other hand, the 11 suburban school districts had 409 more students.

The table on page 8 contains elementary school enrollment per 100 occupied dwelling units by Statistical Area. Please note that the data for January 1, 1978 is for all 12 school districts serving some part of the City of San Diego. No historical data is available for those Statistical Areas outside the San Diego Unified School District. However, in the future annual changes will be identified.

By including the suburban school districts, the city-wide ratio of elementary school enrollment per 100 occupied housing units went up from 24.4 in 1976 to 25.2 in 1978. Within the San Diego Unified School District the ratio has been steadily dropping from 38.1 in 1960 to 23.0 in 1978.

The San Pasqual Statistical Area recorded the highest pupil yield per household. However, due to the very small number of students and occupied housing units, the figure should be used with caution.

The San Ysidro Statistical Area, served by the San Ysidro School District, had the second highest pupil yield per household – 77.4 per 100 occupied housing units. The Elliott Statistical Area, with 70.7 elementary students per 100 occupied housing units, had the highest ratio in those areas served by the San Diego Unified School District, and the third highest in the City.

In 1970 the Encanto-East Statistical Area had 96.6 elementary students per 100 occupied housing units, and eight years later the ratio had dropped to 62.3. Similarily, the ratio in Clairemont-East dropped from 77.3 in 1970 to 32.5 in 1978. Thus, the large families in those newly developing communities of eight to ten years ago are declining in size and the impact on elementary schools is being reduced.

(Continued from Page 1)

POPULATION ESTIMATED TO BE 797,400 ON JANUARY 1, 1978

In spite of the loss of the one mobile home park in 1977 there was a net gain of 144 resident occupied mobile homes during the year. However, because of a reduction in the number of residents per mobile home, the total population living in mobile homes dropped slightly from 9,887 in 1977 to 9,796 on January 1, 1978.

Non-household Population

On January 1, 1978 there were 50,184 people living in non-household accommodations in the City of San Diego. Some 36,438 were in military establishments or aboard a ship in San Diego bay. The remaining 13,746 were in various civilian group quarters such as convalescent or nursing homes, boarding homes, college dormatories, jails, etc. The number of residents in civilian group quarters was up slightly from last year, a gain of 126 people.

However, the population in military group quarters was down 10,894 from the January 1, 1977 level. The number of recruits being processed at the Marine Corps Recruit Depot and the Naval Training Center were much lower this year than last. Also, the number of shipboard personnel living aboard ship is down from last year. A larger number are living ashore and commuting to the ship for duty.

CITY'S RESIDENTIAL DENSITY AVERAGES 8.2 UNITS PER ACRE

On January 1, 1978 some 37,453 of the city's 204,673 acres of land area were devoted to residential use. This was 18.3 percent of the city's total land area.

The map on page 11 and the table on page 10 illustrate how densely that land is developed. While the city-wide average is 8.2 units per net residential acre, it varies from 131 units per acre in Centre City to 4.3 units per acre in La Jolla and Los Penasquitos.

The high residential densities in Centre City can be attributed to the large number of residential hotels providing housing for many of the city's elderly. Here one hotel room is home. Many of these hotels have nonresidential uses on the ground floor and the upstairs rooms are not included in the 40.9 acres of residentially used land in Centre City. The 5,358 housing units there contain 349 single family homes, 2,510 apartment units with kitchens, and 2,499 hotel rooms without kitchens.

In addition to Centre City the city's most densely developed areas are Middletown with 24.8 units per acre and Mission Beach with 23.9.

VACANCY RATE DROPS TO 4.05 PERCENT

There was a net gain of 5,072 total housing units in the City of San Diego during the last half of 1977 and at the same time an increase of 5,089 occupied housing units. As a result, the total number of vacant housing units dropped to 12,448, producing an unadjusted vacancy rate of 4.05 percent on January 1, 1978.

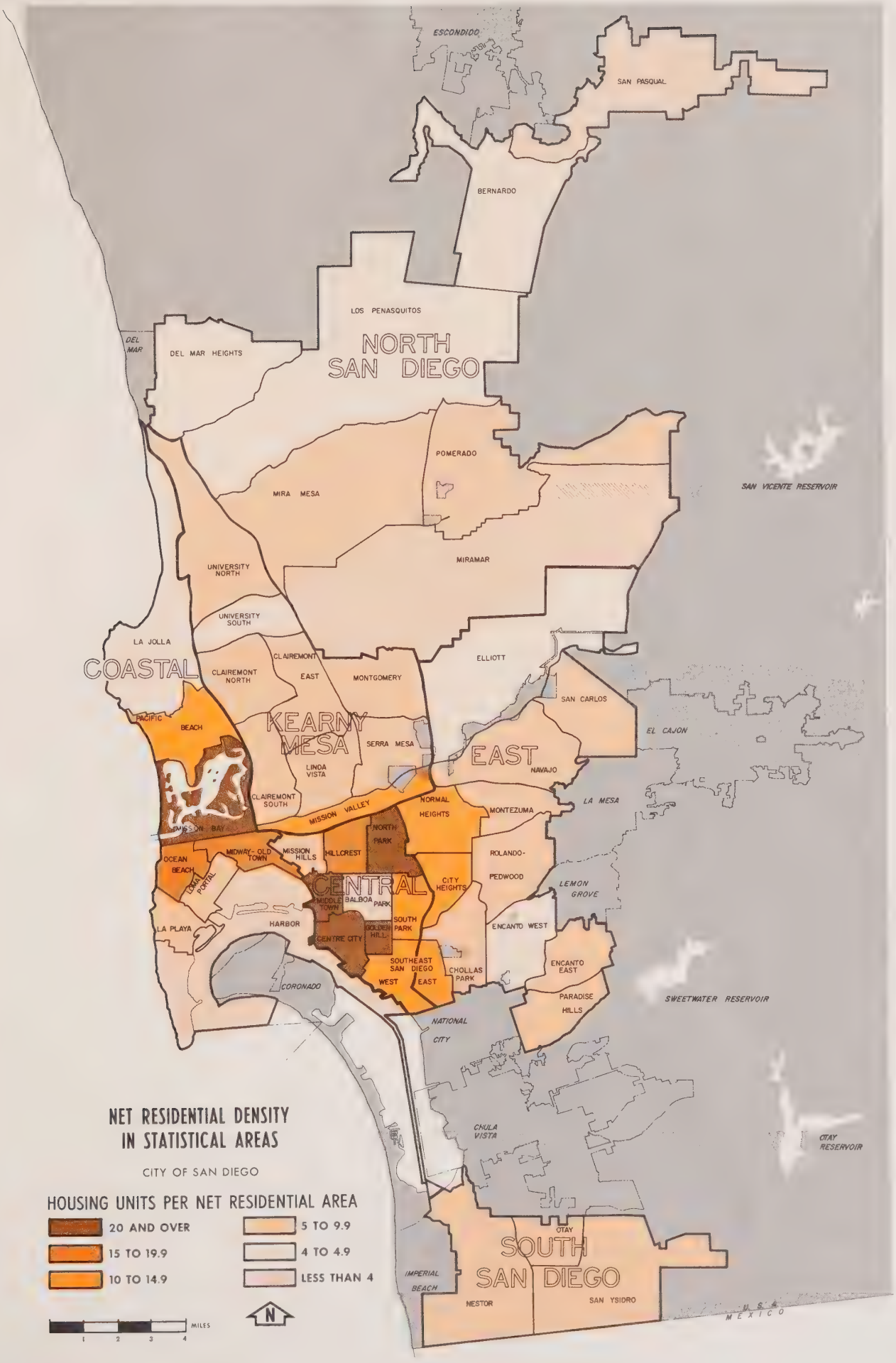
The table on page 3 lists the estimated number of occupied housing units by Statistical Area and relates them to 1970 census data. In addition, the table records the estimated occupancy rate for each Statistical Area. From this data the reader can determine the estimated vacancy rate, if it is needed.

These estimates of occupied housing units are obtained from a number of sources. Actual counts of occupied housing administered by the Navy and the University of California at San Diego are obtained from their housing managers. Housing units completed between July 1 and December 31, 1977 where field checked in January to determine occupancy data.

FOR ADDITIONAL INFORMATION: Call or write the Urban Analysis Division, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

POPULATION AND HOUSING UNITS PER NET RESIDENTIAL ACRE – JANUARY 1, 1978

Statistical Areas	Net Residential Acres	Estimated Total Housing Units	Total Housing Units Per Net Residential Acre	Estimated Occupied Housing Units	Occupied Housing Units Per Net Residential Acre	Estimated Population	Population Per Net Residential Acre
ENTIRE CITY	**37,453.2**	**307,629**	**8.2**	**295,698**	**7.9**	**797,400**	**21.3**
CENTRAL	**3,228.6**	**55,507**	**17.2**	**52.940**	**16.4**	**107,565**	**33.3**
Balboa Park	...	10	...	10	...	1,865	...
Centre City	40.9	5,358	131.0	5,060	123.7	8,200	200.5
Golden Hill	207.4	4,511	21.8	4,230	20.4	9,500	45.8
Hillcrest	496.0	8,851	17.8	8,350	16.8	14,100	28.4
Middletown	231.6	5,744	24.8	5,380	23.2	9,200	39.7
Mission Hills	513.3	4,196	8.2	4,090	8.0	8,800	17.1
North Park	762.2	15,594	20.5	15,080	19.8	26,500	34.8
South Park	628.8	6,620	10.5	6,420	10.2	15,000	23.9
Southeast S.D. - West	348.4	4,623	13.3	4,320	12.4	14,400	41.3
COASTAL	**6,689.5**	**59,755**	**8.9**	**56,820**	**8.5**	**151,890**	**22.7**
Harbor	...	296	...	295	...	29,590	...
La Jolla	2,847.6	12,108	4.3	11,440	4.0	28,100	9.9
La Playa	687.1	3,593	5.2	3,510	5.1	9,800	14.3
Loma Portal	661.3	5,109	7.7	4,970	7.5	12,200	18.4
Midway-Old Town	225.3	4,265	18.9	4,120	18.3	8,500	37.7
Mission Bay	163.0	3,901	23.9	3,720	22.8	6,700	41.1
Ocean Beach	618.1	10,284	16.6	9,810	15.9	19,200	31.1
Pacific Beach	1,487.1	20,199	13.6	18,955	12.7	37,800	25.4
EASTERN	**13,606.0**	**98,785**	**7.3**	**94,580**	**7.0**	**262,200**	**19.3**
Chollas Park	814.2	6,252	7.7	5,990	7.4	17,800	21.9
City Heights	637.8	7,479	11.7	7,110	11.1	16,500	25.9
Elliott	1,229.2	5,736	4.7	5,650	4.6	21,400	17.5
Encanto-East	1,002.9	5,324	5.3	5,230	5.2	19,800	19.7
Encanto-West	1,465.9	6,723	4.6	6,390	4.4	19,600	13.4
Montezuma	1,121.5	7,860	7.0	7,700	6.9	19,600	17.5
Navajo	2,008.9	12,192	6.1	11,480	5.7	33,400	16.6
Normal Heights	1,324.8	16,983	12.8	16,330	12.3	32,100	24.2
Paradise Hills	987.3	5,514	5.6	4,840	4.9	16,600	16.8
Rolando-Redwood	1,587.7	13,694	8.6	13,320	8.4	32,200	20.3
San Carlos	1,046.3	6,917	6.6	6,680	6.4	21,400	20.5
Southeast S.D. - East	379.5	4,111	10.8	3,860	10.2	11,800	31.1
KEARNY MESA	**7,605.2**	**54,684**	**7.2**	**53,688**	**7.1**	**153,520**	**20.2**
Clairemont-East	1,644.2	13,220	8.0	12,990	7.9	39,100	23.8
Clairemont-North	1,503.8	8,997	6.0	8,840	5.9	25,900	17.2
Clairemont-South	1,087.0	8,587	7.9	8,370	7.7	20,400	18.8
Linda Vista	914.4	7,448	8.1	7,300	7.9	21,000	23.0
Mission Valley	81.5	1,108	13.6	1,100	13.5	1,700	20.9
Montgomery	53.4	468	8.8	468	8.8	1,020	19.1
Serra Mesa	837.5	6,073	7.3	5,980	7.1	18,800	22.4
University-North	466.9	3,919	8.4	3,860	8.3	10,700	22.9
University-South	1,016.5	4,864	4.8	4,780	4.7	14,900	14.7
NORTH SAN DIEGO	**4,470.4**	**25,465**	**5.7**	**24,440**	**5.5**	**75,125**	**16.8**
Bernardo	1,279.2	6,063	4.4	5,760	4.5	13,800	10.8
Del Mar Heights	438.4	2,122	4.8	2,060	4.7	5,900	13.5
Los Penasquitos	1,044.1	4,574	4.3	4,250	4.1	12,000	11.5
Miramar	...	196	...	196	...	3,539	...
Mira Mesa	1,326.3	10,457	7.9	10,230	7.7	33,700	25.4
Pomerado	382.4	1,998	5.2	1,890	4.9	6,000	15.7
San Pasqual	...	55	...	54	...	186	...
SOUTH SAN DIEGO	**1,853.5**	**13,433**	**7.2**	**13,230**	**7.1**	**47,100**	**25.4**
Nestor	772.0	6,292	8.2	6,210	8.0	19,400	25.1
Otay	733.3	4,532	6.2	4,460	6.0	17,800	24.3
San Ysidro	348.2	2,609	7.5	2,560	7.4	9,900	28.4


ESCONDIDO
SAN PASQUAL
BERNARDO
LOS PENASQUITOS
NORTH SAN DIEGO
DEL MAR
DEL MAR HEIGHTS
POMERADO
MIRA MESA
SAN VICENTE RESERVOIR
MIRAMAR
UNIVERSITY NORTH
UNIVERSITY SOUTH
LA JOLLA
COASTAL
CLAIREMONT NORTH
CLAIREMONT EAST
MONTGOMERY
ELLIOTT
SAN CARLOS
EL CAJON
PACIFIC BEACH
KEARNY MESA
SERRA MESA
LINDA VISTA
EAST
NAVAJO
CLAIREMONT SOUTH
MISSION BAY
MISSION VALLEY
NORMAL HEIGHTS
MONTEZUMA
LA MESA
NORTH PARK
MIDWAY-OLD TOWN
MISSION HILLS
HILLCREST
ROLANDO-PEDWOOD
OCEAN BEACH
LOMA PORTAL
CENTRAL
CITY HEIGHTS
LEMON GROVE
MIDDLE TOWN
BALBOA PARK
SOUTH PARK
LA PLAYA
HARBOR
GOLDEN HILL
CENTRE CITY
ENCANTO WEST
ENCANTO EAST
SOUTHEAST SAN DIEGO
CHOLLAS PARK
WEST
EAST
CORONADO
PARADISE HILLS
SWEETWATER RESERVOIR
NATIONAL CITY
CHULA VISTA
OTAY RESERVOIR
OTAY
SOUTH SAN DIEGO
IMPERIAL BEACH
NESTOR
SAN YSIDRO
U.S.A.
MEXICO
NET RESIDENTIAL DENSITY
IN STATISTICAL AREAS
CITY OF SAN DIEGO
HOUSING UNITS PER NET RESIDENTIAL AREA
20 AND OVER
15 TO 19.9
10 TO 14.9
5 TO 9.9
4 TO 4.9
LESS THAN 4
N
MILES
1
2
3
4

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Third Quarter - 1977				Fourth Quarter - 1977				Entire Year 1977		
	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units
SAN DIEGO COUNTY	9,355	5,229	4,126	44.1	7,844	3,504	4,340	55.3	37,058	18,163	18,895
All cities	7,288	3,841	3,447	47.3	3,076	2,048	3,028	59.6	27,362	11,781	15,581
Unincorporated	2,067	1,388	679	32.8	2,768	1,456	1,312	47.3	9,696	6,382	3,314
SAN DIEGO CITY	2,938	1,223	1,715	58.3	2,008	777	1,231	61.3	12,143	4,523	7,620
REMAINDER OF COUNTY	6,417	4,006	2,411	37.6	5,836	2,727	3,109	53.2	24,915	13,640	11,275
Cities	4,350	2,618	1,732	39.8	3,068	1,271	1,797	58.6	15,219	7,258	7,961
Unincorporated	2,067	1,388	679	32.8	2,768	1,456	1,312	47.3	9,696	6,382	3,314
METROPOLITAN	5,051	2,136	2,915	57.7	4,867	2,048	2,819	57.9	23,062	9,317	13,745
Metro cities	3,929	1,471	2,458	62.6	3,136	1,273	1,863	59.4	17,082	5,915	11,167
Unincorporated	1,122	665	457	40.7	1,731	775	956	55.2	5,980	3,402	2,578
CENTRAL CITY	1,927	544	1,383	71.8	1,514	374	1,140	75.2	8,605	2,416	6,189
Central section	111	17	94	84.7	161	12	149	92.5	531	58	473
Eastern section	886	381	505	57.0	788	262	526	66.7	4,133	1,709	2,424
Coastal section	569	71	498	87.5	220	55	165	75.0	1,256	336	920
Kearny Mesa	361	75	286	79.2	345	45	300	86.9	2,685	313	2,372
EAST METRO	1,066	502	564	52.9	1,818	767	1,051	57.8	6,066	2,225	3,841
El Cajon city	458	156	302	65.9	334	210	124	37.1	1,801	441	1,360
La Mesa city	157	15	142	90.4	454	55	399	87.8	1,376	111	1,265
Unincorporated	451	331	120	26.6	1,030	502	528	51.2	2,889	1,673	1,216
SOUTH METRO	1,068	444	624	58.4	673	395	278	41.3	3,710	1,998	1,712
Chula Vista city	252	9	243	96.4	224	199	25	11.1	1,191	619	572
Imperial Beach city	34	14	20	58.8	49	12	37	75.5	247	66	181
National City	77	43	34	44.2	47	6	41	87.2	250	97	153
South San Diego	384	332	52	13.5	119	43	76	63.8	828	554	274
Unincorporated	321	46	275	85.7	234	135	99	42.3	1,194	662	532
WEST METRO	3	3	...	...	10	8	2	2.0	56	50	6
Coronado city	3	3	...	...	10	8	2	2.0	56	50	6
NORTH METRO	987	643	344	34.9	852	504	348	40.8	4,625	2,628	1,997
Del Mar city	10	8	2	20.0	10	6	4	4.0	41	31	10
North San Diego	627	347	280	44.7	375	360	15	.4	2,687	1,530	1,157
Unincorporated	350	288	62	17.7	467	138	329	70.4	1,897	1,067	830
NON-METROPOLITAN	4,304	3,093	1,211	28.1	2,977	1,456	1,521	51.0	13,996	8,846	5,150
Non-metro. cities	3,359	2,370	989	29.4	1,940	775	1,165	60.0	10,280	5,866	4,414
Unincorporated	945	723	222	23.4	1,037	681	356	34.3	3,716	2,980	736
NORTHWEST	3,223	2,390	833	25.8	2,080	835	1,245	59.8	9,908	6,285	3,623
Carlsbad city	1,113	1,003	110	9.9	209	119	90	43.0	2,771	2,130	641
Oceanside city	815	671	144	17.7	1,030	370	660	64.0	3,323	2,037	1,286
San Marcos city	100	100	...	...	143	83	60	41.9	551	430	121
Vista city	811	402	409	50.4	330	67	263	79.6	1,843	671	1,172
Unincorporated	384	214	170	44.2	368	196	172	46.7	1,420	1,017	403
NORTH INLAND	983	605	378	38.4	802	526	276	34.4	3,749	2,222	1,527
Escondido city	520	194	326	62.6	228	136	92	40.3	1,792	598	1,194
Unincorporated	463	411	52	11.2	574	390	184	32.0	1,957	1,624	333
SOUTH INLAND	98	98	...	...	14	14	...	...	339	339	...

(Continued from Page 1)

4,946 HOUSING UNITS AUTHORIZED IN CITY IN SECOND HALF OF 1977

is continuing at a steady pace in these North County communities.

In the City of San Diego there were 12,143 residential building permits issued in 1977, some 4,523 single-family homes and 7,620 multifamily units. This new construction was scattered throughout the City with the heaviest concentration in University-North where 1,356 units were started. All but 57 of those units were in multifamily structures.

Another 849 units were started in Mira Mesa. It is significant to note that 495 of those units were in condominiums or apartment buildings. The Paradise Hills area has a great deal of vacant subdivided land available for residential development, and during 1977 some 686 units were authorized there – 310 in single-family units and 376 in multifamily units. Other areas with substantial new residential construction were Penasquitos with 675 units, Elliott with 639, Pomerado with 431 and Encanto-West and Linda Vista with 425 units each.

CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

PUBLISHED SEMI-ANNUALLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

Data for July 1, 1978 *Published September, 1978*

CITY POPULATION REACHES 805,100

The population of the City of San Diego was estimated to be 805,100 on July 1, 1978, following a net gain of 7,700 people during the first half of this year and 108,000 since the 1970 Census.

The City's 312,765 housing units occupied 37,574 acres of land and contained 180,042 single-family houses, 5,025 mobile homes, 124,434 condominium or rental apartment units and 3,264 atypical units in residential hotels, etc. The average density was 8.3 units per net residential acre. Multiple housing units accounted for 40 percent of the City's total housing inventory.

Some 5,182 residential units were completed during the first six months of the year, including 1,872 single-family houses and 3,310 multiple units. At the same time 49 units were demolished or moved out of the City.

It was estimated that 300,066 housing units were occupied within the City on July 1, an increase of 72,930 since the 1970 Census and 4,885 since the first of this year. The current city-wide occupancy rate of 95.9 percent is very comparable to what it was in 1970, however, there have been many significant changes in numerous areas of the City as this report will indicate.

The average number of people living in each household continues to decline. In 1970, the average family size was 2.8, on July 1, it was 2.5. The table on page 2 lists the average family sizes for each of the City's 48 Statistical Areas.

On July 1, commercial establishments in the City of San Diego occupied 4,698 acres, an increase of 1,321 acres during the last five years and 156 acres during the past year. There were also 5,562 acres of land used for industrial purposes. This acreage included several sand and gravel industries where the entire site has been classified as industrial land use.

A comparison of industrial land use in 1978 with 1973 reveals a net loss of 830 acres, but this net loss includes the reclassification of 1,550 acres of industrially zoned land south of Pomerado Road that has been used as a buffer around missile test sites. Since that land is actually vacant, it has been reclassified as vacant land. However, care must be taken not to include that as available vacant land. The land was reclassified because that vast acreage was distorting actual industrially used land statistics. After this adjustment, the net gain of 720 acres during the past five years is still less than the actual gain because of the reuse of old sand and gravel sites.

The 46,000 acres of land containing various public and semipublic uses has not changed much in the past year. Over half of that land is occupied by major military installations.

The 27,000 acres of agriculturally used land in the City on July 1, 1978, was 5,800 acres less than that recorded a year ago primarily because land previously used occasionally for cattle grazing is no longer used for that purpose and has been reclassified as vacant land.

Central San Diego

The population of the nine Statistical Areas comprising Central San Diego was 107,665 on July 1, 1978, a net gain of 100 people during the first half of the year. This Section of San Diego has had a net loss of 7,025 people during the past eight years, but it appears that this decline is slowing.

This Section's 55,638 housing units occupied 3,227 acres of land and consisted of 22,296 single-family homes and 30,719 multi-family units. The average density was 17.2 units per net residential acre and multiple units comprised 55.2 percent of the total housing stock.

Some 149 residential units were completed during the first six months of the year, including 23 single-family homes and 126 multiple units. At the same time, 19 units were demolished or moved out of the area. This included 13 single-family homes and six multiple units.

It was estimated that 53,000 housing units were occupied on July 1, an increase of 1,428 units since the 1970 Census and 130 units since the first of this year. The current occupancy rate of 95.3 percent has risen since the 1970 Census when it was 94.2.

The average number of people living in each household continues to decline here as elsewhere in the City. In 1970, the average family size was 2.11, on July 1, 1978 it was 1.88.

On July 1, commercial land uses occupied 675 acres, an increase of 40 acres during the last five years and five acres during the past year. Most of the 596 acres of industrial land in this part of the City is in Centre City and along the harbor in Southeast San Diego-West. In spite of the numerous industrial parks being developed in the northern areas of the City, there was an increase of three acres occupied by industrial uses during the past year.

Coastal Section

The population of the eight Statistical Areas in the Coastal Section of San Diego was 152,590 on July 1, a net gain of 700 people during the first six months of 1978.

The 60,320 housing units, which are nearly evenly divided between single family and multi-family units, occupied 6,694 acres of land, with an average density of nine units per net residential acre.

Of the 573 residential units completed during the first half of the year, 473 were multiples and 100 were singles. An adult residential complex adjacent to the Sports Arena was completed and occupied during this period, accounting for a large portion of these multiple units.

The number of occupied housing units was estimated to be 57,255 on July 1, an increase of 8,375 units since the 1970 Census and 570 since the first of the year. The current occupancy rate of 94.9 percent is higher than it was in 1970 but the lowest in the City at present because of the large supply of unsold condominiums on the market in Pacific Beach and La Jolla.

On July 1, some 790 acres of land were used for commercial purposes, an increase of 19 acres during the past year. The Midway-Old Town area has a concentration of large commercial uses and accounts for 276 of these acres.

(Continued on Page 4)

Statistical Area	Estimate - July 1, 1978									
		Population Living in Households					Non-Household Population [4]	Average Household Size		
			Private Households			Navy Housing [3]				
	Total	Total	Total	Permanent [1]	Mobile Homes [2]				Total	Total
ENTIRE CITY	**805,100**	**754,916**	**731,771**	**721,975**	**9,796**	**23,145**	**50,184**	**2.52**	**697,027**	**636,543**
Military Areas [5]	37,445	1,007	392	...	392	615	36,438	3.90	48,427	882
Civilian Areas	767,655	753,909	731,379	721,975	9,404	22,530	13,746	2.51	648,600	635,661
Public Housing [6]	24,532	24,532	2,002	2,002	...	22,530	...	4.28	13,920	13,920
Private Housing	743,123	729,377	729,377	719,973	9,404	...	13,746	2.48	634,680	621,741
CENTRAL	**107,665**	**99,577**	**99,548**	**99,548**	**...**	**29**	**8,088**	**1.88**	**114,690**	**108,598**
Balboa Park	1,865	28	6	6	...	22	1,837	2.80	1,776	28
Centre City	8,200	6,214	6,214	6,214	...	...	1,986	1.23	9,233	7,591
Golden Hill	9,600	9,446	9,446	9,446	...	...	154	2.23	10,723	10,344
Hillcrest	14,100	13,680	13,680	13,680	...	...	420	1.64	14,861	14,346
Middletown	9,200	8,891	8,891	8,891	...	...	309	1.65	10,330	10,141
Mission Hills	8,700	8,591	8,591	8,591	...	...	109	2.10	9,512	9,402
North Park	26,600	26,508	26,508	26,508	...	...	92	1.75	26,569	26,510
South Park	15,000	14,797	14,797	14,797	...	...	203	2.31	16,290	16,067
Southeast S.D.-West	14,400	11,422	11,415	11,415	...	7	2,978	2.64	15,396	14,169
COASTAL	**152,590**	**121,083**	**117,370**	**116,025**	**1,345**	**3,713**	**31,507**	**2.12**	**162,399**	**117,143**
Harbor	29,590	653	494	494	...	159	28,937	2.21	43,020	198
La Jolla	28,200	27,276	27,276	27,276	...	...	924	2.38	25,290	24,565
La Playa	9,800	8,655	8,655	8,655	...	...	1,145	2.47	10,959	9,950
Loma Portal	12,200	12,173	12,173	12,173	...	...	27	2.45	13,695	13,669
Midway-Old Town	8,900	8,766	7,065	6,745	320	1,701	134	2.00	9,184	8,968
Mission Bay	6,700	6,700	6,700	5,680	1,020	...	...	1.80	6,639	6,618
Ocean Beach	19,300	19,293	19,293	19,293	...	...	7	1.95	18,221	18,140
Pacific Beach	37,900	37,567	35,714	35,709	5	1,853	333	1.98	35,391	35,035
EASTERN	**264,200**	**260,063**	**246,210**	**243,803**	**2,407**	**13,853**	**4,137**	**2.71**	**232,187**	**228,150**
Chollas Park	17,800	17,765	17,765	17,205	560	...	35	2.96	18,608	18,442
City Heights	16,400	16,332	16,332	16,332	...	...	68	2.29	17,847	17,753
Elliott	21,800	21,800	10,471	10,289	182	11,329	...	3.71	173	173
Encanto-East	20,000	19,981	19,981	19,981	...	...	19	3.74	17,372	17,323
Encanto-West	19,700	19,630	19,630	19,106	524	...	70	3.02	19,607	19,505
Montezuma	19,500	16,425	16,425	16,425	...	...	3,075	2.14	20,358	17,430
Navajo	33,700	33,584	33,584	33,109	475	...	116	2.88	25,828	25,739
Normal Heights	32,000	31,852	31,852	31,852	...	...	148	1.95	32,548	32,407
Paradise Hills	17,700	17,520	15,035	14,892	143	2,485	180	3.36	15,181	15,146
Rolando-Redwood	32,200	31,859	31,820	31,347	473	39	341	2.38	32,386	32,132
San Carlos	21,600	21,600	21,600	21,550	50	...	...	3.18	18,315	18,302
Southeast S.D.-East	11,800	11,715	11,715	11,715	...	...	85	3.03	13,964	13,798
KEARNY MESA	**154,420**	**151,055**	**145,893**	**144,884**	**1,009**	**5,162**	**3,365**	**2.75**	**144,628**	**141,603**
Clairemont-East	39,100	39,084	39,084	39,084	...	...	16	2.98	36,633	36,613
Clairemont-North	25,900	25,869	25,869	25,869	...	...	31	2.90	28,919	28,880
Clairemont-South	20,200	19,649	19,649	19,403	246	...	551	2.35	20,061	19,643
Linda Vista	21,100	20,176	18,160	18,160	...	2,016	924	2.70	20,947	19,906
Mission Valley	1,700	1,700	1,700	1,465	235	...	...	1.55	523	523
Montgomery	1,020	1,020	1,020	492	528	...	...	2.18	1,560	1,560
Serra Mesa	18,700	18,692	15,546	15,546	...	3,146	8	3.13	21,196	21,163
University-North	11,600	9,769	9,769	9,769	...	...	1,831	2.20	2,238	783
University-South	15,100	15,096	15,096	15,096	...	...	4	3.05	12,551	12,532
NORTH SAN DIEGO	**78,425**	**75,373**	**74,985**	**74,069**	**916**	**388**	**3,052**	**2.95**	**14,413**	**12,397**
Bernardo	14,300	14,300	14,300	14,300	...	...	...	2.40	5,979	5,979
Del Mar Heights	6,100	6,100	6,100	6,100	...	...	...	2.86	2,270	2,264
Los Penasquitos	12,500	12,500	12,500	12,500	...	...	...	2.82	1,809	1,809
Miramar	3,539	780	392	...	392	388	2,759	3.98	2,443	600
Mira Mesa	35,500	35,497	35,497	34,973	524	...	3	3.28	1,180	1,180
Pomerado	6,300	6,010	6,010	6,010	...	...	290	3.01	509	342
San Pasqual	186	186	186	186	...	...	...	3.58	223	223
SOUTH SAN DIEGO	**47,800**	**47,765**	**47,765**	**43,646**	**4,119**	**...**	**35**	**3.54**	**28,710**	**28,652**
Nestor	19,600	19,582	19,582	16,368	3,214	...	18	3.11	12,432	12,407
Otay	18,000	17,994	17,994	17,725	269	...	6	3.96	10,660	10,650
San Ysidro	10,200	10,189	10,189	9,553	636	...	11	3.83	5,618	5,595

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

4. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority house; detention facilities; and military barracks or ships.

OCCUPIED HOUSING UNITS — 1970 TO 1978

Census - April 1, 1970							Occupied Housing Units				
Population Living in Households										Percent Occupied	
Private Households											
Total	Permanent [1]	Mobile Homes [2]	Navy Housing [3]	Non-Household Population [4]	Average Household Size	Change Since 1970 Census	Estimate July 1, 1978	Census April 1, 1970	Change Since 1970 Census	July 1, 1978	April 1, 1970
621,741	613,693	8,048	14,802	60,484	2.80	108,073	300,066	227,136	72,930	95.94	95.16
...	...	...	882	47,545	3.83	- 10,982	258	230	28	99.61	97.87
621,741	613,693	8,048	13,920	12,939	2.80	119,055	299,808	226,906	72,902	95.94	95.16
...	...	...	13,920	...	4.61	10,612	5,734	3,022	2,712	94.62	99.38
621,741	613,693	8,048	...	12,939	2.78	108,443	294,074	223,884	70,190	95.96	95.11
108,514	108,514	...	84	6,092	2.11	- 7,025	53,000	51,572	1,428	95.26	94.18
...	...	...	28	1,748	4.00	89	10	7	3	100.00	100.00
7,591	7,591	...	...	1,642	1.35	- 1,033	5,060	5,613	- 553	94.40	91.49
10,344	10,344	...	...	379	2.40	- 1,123	4,230	4,315	- 85	93.50	92.30
14,346	14,346	...	...	515	1.84	- 761	8,340	7,800	540	94.23	92.90
10,141	10,141	...	...	189	1.83	- 1,130	5,380	5,538	- 158	93.53	93.26
9,402	9,402	...	...	110	2.46	- 812	4,090	3,825	265	97.31	96.15
26,510	26,510	...	...	59	1.98	31	15,150	13,416	1,734	96.62	96.59
16,067	16,067	...	...	223	2.55	- 1,290	6,420	6,300	120	96.80	94.91
14,113	14,113	...	56	1,227	2.98	- 996	4,320	4,758	- 438	93.39	93.20
112,755	111,329	1,426	4,388	45,256	2.40	- 9,809	57,255	48,880	8,375	94.92	94.46
...	...	...	198	42,822	2.79	- 13,430	295	71	224	99.66	100.00
24,565	24,565	...	...	725	2.55	2,910	11,480	9,612	1,868	94.03	93.69
9,950	9,950	...	...	1,009	2.85	- 1,159	3,510	3,489	21	97.55	96.81
13,669	13,669	...	...	26	2.78	- 1,495	4,970	4,915	55	97.18	96.70
6,958	6,522	436	2,010	216	2.34	- 284	4,380	3,836	544	96.52	92.41
6,618	5,793	825	...	21	1.98	61	3,720	3,336	384	95.12	90.92
18,140	18,140	...	...	81	2.18	1,079	9,880	8,302	1,578	95.36	94.45
32,855	32,690	165	2,180	356	2.29	2,509	19,020	15,319	3,701	93.73	95.03
224,380	222,570	1,810	3,770	4,037	3.06	32,013	95,880	74,560	21,320	95.65	96.23
18,442	17,749	693	...	166	3.41	- 808	6,000	5,410	590	95.65	97.23
17,753	17,753	...	...	94	2.67	- 1,447	7,120	6,650	470	94.98	95.84
173	10	163	...	...	1.60	21,627	5,870	108	5,762	97.11	100.00
17,323	17,323	...	...	49	4.25	2,628	5,350	4,152	1,198	97.93	94.54
19,505	18,998	507	...	102	3.59	93	6,500	5,429	1,071	94.75	97.49
17,430	17,430	...	...	2,928	2.59	- 858	7,690	6,729	961	97.81	95.53
25,739	25,346	393	...	89	3.56	7,872	11,670	7,234	4,436	93.57	95.49
32,407	32,407	...	...	141	2.18	- 548	16,380	14,892	1,488	95.97	95.68
11,376	11,376	...	3,770	35	4.06	2,519	5,220	3,651	1,569	91.07	97.44
32,132	32,078	54	...	254	2.76	- 186	13,410	11,641	1,769	97.19	97.03
18,302	18,302	...	...	13	4.03	3,285	6,800	4,539	2,261	96.55	98.23
13,798	13,798	...	...	166	3.34	- 2,164	3,870	4,125	- 255	93.82	94.74
135,643	134,299	1,344	5,960	3,025	3.52	9,792	54,843	40,220	14,623	97.86	97.01
36,613	36,613	...	...	20	3.81	2,467	13,120	9,596	3,524	98.16	95.07
28,880	28,880	...	...	39	3.57	- 3,019	8,930	8,098	832	98.08	98.72
19,643	19,401	242	...	418	2.85	139	8,380	6,900	1,480	97.36	98.08
17,746	17,746	...	2,160	1,041	3.55	153	7,480	5,603	1,877	97.97	96.55
523	265	258	...	...	1.91	1,177	1,100	274	826	99.28	91.03
1,560	716	844	...	...	2.56	- 540	468	610	- 142	100.00	98.23
17,363	17,363	...	3,800	33	3.94	- 2,496	5,965	5,365	600	98.21	97.83
783	783	...	...	1,455	2.88	9,362	4,450	272	4,178	95.97	96.11
12,532	12,532	...	...	19	3.58	2,549	4,950	3,502	1,448	98.20	96.37
11,797	11,797	...	600	2,016	2.75	64,012	25,588	4,504	21,084	95.54	87.30
5,979	5,979	...	...	...	2.50	8,321	5,970	2,391	3,579	94.60	88.07
2,264	2,264	...	...	6	3.33	3,830	2,130	679	1,451	96.51	86.19
1,809	1,809	...	...	...	2.29	10,691	4,430	790	3,640	91.45	87.29
...	...	...	600	1,843	4.44	1,096	196	135	61	100.00	96.43
1,180	1,180	...	...	...	3.20	34,320	10,810	368	10,442	97.71	88.01
342	342	...	...	167	3.84	5,791	2,000	89	1,911	94.92	71.20
223	223	...	...	...	4.29	- 37	52	52	...	94.55	76.47
28,652	25,184	3,468	...	58	3.87	19,090	13,500	7,400	6,100	98.21	91.71
12,407	9,426	2,981	...	25	3.67	7,168	6,300	3,376	2,924	98.44	95.48
10,650	10,589	61	...	10	4.28	7,340	4,540	2,486	2,054	98.06	86.65
5,595	5,169	426	...	23	3.64	4,582	2,660	1,538	1,122	97.94	92.43

5. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel and their dependents living in barracks and housing units at major military installations.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

Statistical Areas	July 1, 1978								
		Single Family Housing				Multiple Family Units			
	Total All Housing Units [1]	Total Units	Private		Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]
			Permanent	Mobile Homes [2]					
ENTIRE CITY	312,765	185,067	178,768	5,025	1,274	124,434	120,195	4,239	3,264
Military Areas [5]	259	229	...	108	121	30	...	30	...
Civilian Areas	312,506	184,838	178,768	4,917	1,153	124.404	120,195	4,209	3,264
Public Housing [6]	6,060	1,153	...	...	1,153	4,907	698	4,209	...
Private Housing	306,446	183,685	178,768	4,917	...	119,497	119,497	...	3,264
CENTRAL	55,638	22,296	22,291	...	5	30,719	30,716	3	2,623
Balboa Park	10	7	4	...	3	3	...	3	...
Centre City	5,360	349	349	...	...	2,512	2,512	...	2,499
Golden Hill	4,524	1,585	1,585	...	...	2,927	2,927	...	12
Hillcrest	8,851	2,713	2,713	...	...	6,122	6,122	...	16
Middletown	5,752	1,262	1,262	...	...	4,409	4,409	...	81
Mission Hills	4,203	2,668	2,668	...	...	1,530	1,530	...	5
North Park	15,680	6,031	6,031	...	...	9,639	9,639	...	10
South Park	6,632	4,409	4,409	...	...	2,223	2,223	...	...
Southeast S.D.-West	4,626	3,272	3,270	...	2	1,354	1,354	...	...
COASTAL	60,320	30,146	29,009	671	466	29,703	29,142	561	471
Harbor	296	28	...	...	28	16	...	16	252
La Jolla	12,209	8,376	8,376	...	...	3,790	3,790	...	43
La Playa	3,598	3,147	3,147	...	...	426	426	...	25
Loma Portal	5,114	3,868	3,868	...	...	1,237	1,237	...	9
Midway-Old Town	4,538	1,063	903	160	...	3,426	2,881	545	49
Mission Bay	3,911	1,621	1,112	509	...	2,251	2,251	...	39
Ocean Beach	10,361	4,637	4,637	...	...	5,707	5,707	...	17
Pacific Beach	20,293	7,406	6,966	2	438	12,850	12,850	...	37
EASTERN	100,237	66,752	64,957	1,534	261	33,412	30,529	2,883	73
Chollas Park	6,273	4,185	3,761	424	...	2,088	2,088	...	...
City Heights	7,496	5,029	5,029	...	...	2,467	2,467	...	...
Elliott	6,045	3,203	2,953	...	250	2,842	771	2,071	...
Encanto-East	5,463	4,849	4,731	118	...	614	614	...	...
Encanto-West	6,860	6,009	5,671	338	...	850	850	...	1
Montezuma	7,862	4,554	4,554	...	...	3,259	3,259	...	49
Navajo	12,472	8,624	8,362	262	...	3,848	3,848	...	...
Normal Heights	17,068	8,999	8,999	...	...	8,067	8,067	...	2
Paradise Hills	5,732	4,516	4,434	82	...	1,216	404	812	...
Rolando-Redwood	13,798	8,333	8,037	285	11	5,455	5,455	...	10
San Carlos	7,043	5,539	5,514	25	...	1,504	1,504	...	...
Southeast S.D.-East	4,125	2,912	2,912	...	...	1,202	1,202	...	11
KEARNY MESA	56,041	34,782	33,654	663	465	21,243	20,462	781	16
Clairemont-East	13,366	9,391	9,391	...	...	3,967	3,967	...	8
Clairemont-North	9,105	6,808	6,808	...	...	2,297	2,297	...	...
Clairemont-South	8,607	5,501	5,312	189	...	3,106	3,106	...	...
Linda Vista	7,635	3,604	3,170	...	434	4,031	4,031	...	...
Mission Valley	1,108	167	17	150	...	933	933	...	8
Montgomery	468	466	142	324	...	2	2	...	...
Serra Mesa	6,074	4,125	4,094	...	31	1,949	1,168	781	...
University-North	4,637	737	737	...	...	3,900	3,900	...	...
University-South	5,041	3,983	3,983	...	...	1,058	1,058	...	...
NORTH SAN DIEGO	26,783	20,757	20,286	394	77	6,026	6,015	11	...
Bernardo	6,311	4,878	4,878	...	...	1,433	1,433	...	...
Del Mar Heights	2,207	1,882	1,882	...	...	325	325	...	...
Los Penasquitos	4,844	2,817	2,817	...	...	2,027	2,027	...	...
Miramar	196	185	...	108	77	11	...	11	...
Mira Mesa	11,063	9,200	8,914	286	...	1,863	1,863	...	...
Pomerado	2,107	1,741	1,741	...	...	366	366	...	...
San Pasqual	55	54	54	...	...	1	1	...	...
SOUTH SAN DIEGO	13,746	10,334	8,571	1,763	...	3,331	3,331	...	81
Nestor	6,400	4,826	3,421	1,405	...	1,568	1,568	...	6
Otay	4,630	4,126	3,992	134	...	504	504	...	...
San Ysidro	2,716	1,382	1,158	224	...	1,259	1,259	...	75

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.

2. Only resident occupied mobile homes are included. Transient trailers are not counted.

3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.

4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing com-

(Continued from Page 1)

CITY POPULATION REACHES 805,100

Some 155 of the 290 acres of industrially used land in the Coastal Section are in the Harbor Statistical Area around Lindbergh Field and another 77 acres are in the Midway-Old Town area. There has been a net gain of five acres of industrial land use in the Coastal Section during the past year, with an increase of eight acres in the northern part of La Jolla and a net loss of three acres in the Midway-Old Town area.

Eastern Section

The population of the twelve Statistical Areas located in the Eastern Section of San Diego was 262,200 on July 1, a

BY TYPE OF HOUSING UNITS — 1970 TO 1978

Census - April, 1970 (Adjusted)									Housing Inventory Change April 1, 1970 to July 1, 1978			
	Single Family Housing				Multiple Family Units							
		Private										
Total[4] All Housing Units	Total Units	Permanent	Mobile[2] Homes	Navy Units	Total Units	Private Units	Navy Units	Atypical[3] Housing Units	Total	Single	Multiple	Atypical Housing Units
238,679	159,359	154,432	3,827	1,100	73,796	71,624	2,172	5,524	74,086	25,708	50,638	- 2,260
235	200	...	3	197	34	...	34	1	24	29	- 4	- 1
238,444	159,159	154,432	3,824	903	73,762	71,624	2,138	5,523	74,062	25,679	50,642	- 2,259
3,041	903	...	...	...	2,138	...	2,138	...	3,019	250	2,769	...
235,403	158,256	154,432	3,824	...	71,624	71,624	...	5,523	71,043	25,429	47,873	- 2,259
54,761	26,214	26,201	...	13	24,079	24,068	11	4,468	877	- 3,918	6,640	- 1,845
7	2	...	...	2	5	...	5	...	3	5	- 2	...
6,135	626	626	...	...	1,892	1,892	...	3,617	- 775	- 277	620	- 1,118
4,675	2,026	2,026	...	...	2,564	2,564	...	85	- 151	- 441	363	- 73
8,396	3,281	3,281	...	...	4,965	4,965	...	150	455	- 568	1,157	- 134
5,938	1,524	1,524	...	...	4,052	4,052	...	362	- 186	- 262	357	- 281
3,978	2,813	2,813	...	...	1,140	1,140	...	25	225	- 145	390	- 20
13,889	7,378	7,378	...	...	6,426	6,426	...	85	1,791	- 1,347	3,213	- 75
6,638	4,738	4,738	...	...	1,840	1,840	...	60	- 6	- 329	383	- 60
5,105	3,826	3,815	...	11	1,195	1,189	6	84	- 479	- 554	159	- 84
51,748	30,518	29,302	720	496	20,657	20,100	557	573	8,572	- 372	9,046	- 102
71	58	...	...	58	12	...	12	1	225	- 30	4	251
10,259	7,322	7,322	...	...	2,751	2,751	...	186	1,950	1,054	1,039	- 143
3,604	3,220	3,220	...	...	351	351	...	33	- 6	- 73	75	- 8
5,083	4,054	4,054	...	...	972	972	...	57	31	- 186	265	- 48
4,151	1,268	1,031	237	...	2,811	2,266	545	72	387	- 205	615	- 23
3,669	1,760	1,385	375	...	1,849	1,849	...	60	242	- 139	402	- 21
8,790	5,022	5,022	...	...	3,706	3,706	...	62	1,571	- 385	2,001	- 45
16,121	7,814	7,268	108	438	8,205	8,205	...	102	4,172	- 408	4,645	- 65
77,484	59,022	57,979	1,043	...	18,152	17,340	812	310	22,753	7,730	15,260	- 237
5,564	4,114	3,715	399	...	1,419	1,419	...	31	709	71	669	- 31
6,939	5,551	5,551	...	...	1,342	1,342	...	46	557	- 522	1,125	- 46
108	106	2	104	...	2	2	...	...	5,937	3,097	2,840	...
4,313	3,846	3,846	...	...	459	459	...	8	1,150	1,003	155	- 8
5,569	5,072	4,772	300	...	471	471	...	26	1,291	937	379	- 25
7,044	4,601	4,601	...	...	2,400	2,400	...	43	818	- 47	859	6
7,576	7,009	6,794	215	...	557	557	...	10	4,896	1,615	3,291	- 10
15,573	9,685	9,685	...	...	5,800	5,800	...	88	1,495	- 686	2,267	- 86
3,826	2,891	2,891	...	...	929	117	812	6	1,906	1,625	287	- 6
11,997	8,379	8,354	25	...	3,594	3,594	...	24	1,801	- 46	1,861	- 14
4,621	4,439	4,439	...	...	181	181	...	1	2,422	1,100	1,323	- 1
4,354	3,329	3,329	...	...	998	998	...	27	- 229	- 417	204	- 16
41,458	32,035	30,837	733	465	9,342	8,561	781	81	14,583	2,747	11,901	- 65
10,094	8,757	8,757	...	...	1,331	1,331	...	6	3,272	634	2,636	2
8,203	7,453	7,453	...	...	734	734	...	16	902	- 645	1,563	- 16
7,035	4,954	4,778	176	...	2,070	2,070	...	11	1,572	547	1,036	- 11
5,803	2,904	2,470	...	434	2,869	2,869	...	30	1,832	700	1,162	- 30
301	198	67	131	...	103	103	...	...	807	- 31	830	8
621	621	195	426	...	...	...	...	...	- 153	- 155	2	...
5,484	4,123	4,092	...	31	1,343	562	781	18	590	2	606	- 18
283	27	27	...	...	256	256	...	...	4,354	710	3,644	...
3,634	2,998	2,998	...	...	636	636	...	...	1,407	985	422	...
5,159	4,045	3,916	3	126	1,101	1,090	11	13	21,624	16,712	4,925	- 13
2,715	2,280	2,280	...	...	434	434	...	1	3,596	2,598	999	- 1
789	777	777	...	...	7	7	...	5	1,418	1,105	318	- 5
905	260	260	...	...	645	645	...	...	3,939	2,557	1,382	...
140	129	...	3	126	11	...	11	...	56	56	...	...
417	417	417	...	...	...	...	...	...	10,646	8,783	1,863	...
125	125	125	...	...	...	...	...	...	1,982	1,616	366	...
68	57	57	...	...	4	4	...	7	- 13	- 3	- 3	- 7
8,069	7,525	6,197	1,328	...	465	465	...	79	5,677	2,809	2,866	2
3,536	3,347	2,212	1,135	...	175	175	...	14	2,864	1,479	1,393	- 8
2,869	2,801	2,780	21	...	68	68	...	...	1,761	1,325	436	...
1,664	1,377	1,205	172	...	222	222	...	65	1,052	5	1,037	10

pleted during the months immediately following the census.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

net gain of 2,000 people since the first of the year.

The 100,237 housing units occupied 13,644 acres of land and consisted of 66,752 single-family homes and 33,412 multiple-family housing units. The average density was 7.4 units per net residential acre. Multiple units accounted for one-third of the housing stock.

The 1,467 residential units completed during the first half of this year included 634 single-family homes and 833 multi-family units. This Section of the City includes several rapidly growing Statistical Areas: The Elliott Statistical Area added 309 units, including 118 single-family homes and 191 multiple units; the Navajo Statistical Area absorbed another 280 units,

Statistical Areas	Total City		Residential Uses [1]			Commercial Uses [2]			Industrial Uses [3]			
	[8] Total Gross Acres	Percent of City	[9] Net Acres	[10] Percent of Statistical Area	[11] Percent of Residential Uses	[9] Net Acres	[10] Percent of Statistical Area	[11] Percent of Commercial Uses	[9] Net Acres	[10] Percent of Statistical Area	[11] Percent of Industrial Uses	[9] Net Acres
ENTIRE CITY	204,672	100.00	37,574.2	18.36	100.00	4,698.5	2.30	100.00	5,562.3	2.72	100.00	42,902
CENTRAL	10,466	5.11	3,227.4	30.84	8.61	675.8	6.46	14.38	596.2	5.70	10.73	2,048
Balboa Park	1,290	0.63	...	...	...	...	...	...	...	...	...	1,175
Centre City	1,312	0.64	39.6	3.01	0.11	249.1	18.99	5.30	267.5	20.39	4.81	232
Golden Hill	499	0.24	208.6	41.79	0.56	22.7	4.54	0.48	9.2	1.85	0.17	15
Hillcrest	1,223	0.60	495.6	40.50	1.32	88.5	7.24	1.88	7.9	0.65	0.14	106
Middletown	834	0.41	231.2	27.72	0.62	101.4	12.16	2.16	55.9	6.70	1.00	24
Mission Hills	855	0.42	513.5	60.06	1.37	15.8	1.85	0.34	0.4	0.04	0.01	29
North Park	1,438	0.70	762.3	53.02	2.03	91.6	6.37	1.95	3.1	0.21	0.06	19
South Park	1,380	0.67	629.3	45.62	1.68	23.4	1.69	0.50	24.8	1.80	0.45	16
Southeast S.D.-West	1,635	0.80	347.3	21.24	0.92	83.3	5.09	1.77	227.4	13.90	4.09	428
COASTAL	21,900	10.70	6,694.8	30.57	17.79	790.4	3.61	16.84	290.0	1.32	5.20	7,529
Harbor	3,199	1.56	...	...	...	102.2	3.20	2.18	155.3	4.85	2.79	2,875
La Jolla	6,482	3.17	2,852.1	44.00	7.56	97.0	1.50	2.07	32.2	0.50	0.58	1,451
La Playa	1,256	0.61	688.3	54.80	1.83	45.4	3.62	0.97	4.1	0.33	0.07	94
Loma Portal	1,111	0.54	661.7	59.55	1.76	47.4	4.27	1.01	6.6	0.59	0.12	25
Midway-Old Town	1,484	0.73	225.1	15.17	0.60	276.9	18.66	5.89	77.9	5.25	1.40	313
Mission Bay	4,414	2.16	163.0	3.69	0.43	8.1	0.18	0.17	...	...	...	2,370
Ocean Beach	1,165	0.57	618.1	53.05	1.65	41.6	3.58	0.89	1.9	0.17	0.03	183
Pacific Beach	2,789	1.36	1,486.5	53.30	3.96	171.8	6.16	3.66	12.0	0.43	0.21	215
EASTERN	38,558	18.84	13,644.6	35.38	36.31	945.7	2.45	20.12	330.5	0.86	5.95	3,282
Chollas Park	2,309	1.13	815.1	35.31	2.17	126.8	5.49	2.70	80.0	3.46	1.44	183
City Heights	1,491	0.73	637.0	42.73	1.70	36.2	2.43	0.77	7.5	0.50	0.13	40
Elliott	10,139	4.95	1,234.0	12.17	3.28	36.4	0.36	0.77	17.1	0.17	0.31	920
Encanto-East	2,246	1.10	1,015.0	45.20	2.70	22.5	1.00	0.48	7.2	0.32	0.13	123
Encanto-West	2,957	1.44	1,461.5	49.42	3.89	22.3	0.75	0.47	69.6	2.36	1.25	112
Montezuma	2,047	1.00	1,121.1	54.76	2.98	97.8	4.78	2.08	0.5	0.03	0.01	249
Navajo	4,667	2.28	2,008.3	43.02	5.35	137.0	2.94	2.92	105.5	2.26	1.90	586
Normal Heights	2,560	1.25	1,324.1	51.72	3.52	119.6	4.67	2.55	3.3	0.13	0.06	53
Paradise Hills	2,135	1.04	1,012.3	47.41	2.69	14.3	0.67	0.30	...	...	...	107
Rolando-Redwood	3,303	1.61	1,587.6	48.06	4.23	245.2	7.42	5.22	14.7	0.45	0.27	575
San Carlos	3,653	1.78	1,048.6	28.70	2.79	52.8	1.45	1.12	2.3	0.06	0.04	172
Southeast S.D.-East	1,051	0.51	380.0	36.16	1.01	34.8	3.31	0.74	22.8	2.17	0.41	155
KEARNY MESA	27,192	13.29	7,633.0	28.07	20.32	1,553.4	5.71	33.06	2,558.8	9.41	46.00	3,662
Clairemont-East	3,413	1.67	1,645.5	48.22	4.38	133.1	3.90	2.83	3.5	0.10	0.06	464
Clairemont-North	3,156	1.54	1,503.8	47.65	4.00	91.5	2.90	1.95	130.7	4.14	2.35	432
Clairemont-South	2,459	1.20	1,088.9	44.30	2.90	150.8	6.13	3.21	128.5	5.23	2.31	142
Linda Vista	2,577	1.26	923.2	35.84	2.46	104.1	4.04	2.22	125.3	4.86	2.25	428
Mission Valley	2,116	1.03	81.5	3.85	0.22	476.6	22.52	10.14	154.2	7.29	2.77	261
Montgomery	3,288	1.61	53.3	1.62	0.14	439.0	13.35	9.34	930.6	28.31	16.75	638
Serra Mesa	2,441	1.19	837.5	34.30	2.23	29.8	1.22	0.64	354.6	14.53	6.37	96
University-North	5,516	2.70	482.4	8.75	1.28	109.6	1.99	2.33	652.7	11.83	11.73	1,103
University-South	2,226	1.09	1,016.9	45.68	2.71	18.9	0.85	0.40	78.7	3.54	1.41	95
NORTH SAN DIEGO	90,428	44.18	4,467.7	4.94	11.90	464.3	0.51	9.88	1,103.2	1.22	19.83	24,975
Bernardo	8,391	4.10	1,284.8	15.31	3.42	108.4	1.29	2.31	203.7	2.43	3.66	97
Del Mar Heights	6,727	3.29	434.4	6.46	1.16	93.3	1.39	1.98	3.8	0.06	0.07	223
Los Penasquitos	22,728	11.10	1,044.1	4.59	2.78	35.1	0.15	0.75	52.9	0.23	0.95	389
Mira Mesa	12,031	5.88	1,321.8	10.99	3.52	159.1	1.32	3.39	590.3	4.91	10.61	296
Miramar	22,490	10.99	...	...	...	1.5	0.01	0.03	110.8	0.49	1.99	21,685
Pomerado	9,349	4.57	382.6	4.09	1.02	66.9	0.72	1.42	112.1	1.20	2.02	522
San Pasqual	8,712	4.26	...	...	...	...	...	...	29.6	0.34	0.53	1,765
SOUTH SAN DIEGO	16,128	7.88	1,906.7	11.82	5.07	268.9	1.67	5.72	683.6	4.24	12.29	1,404
Nestor	6,955	3.40	804.2	11.56	2.14	152.8	2.20	3.25	621.8	8.94	11.18	132
Otay	1,763	0.86	721.4	40.92	1.92	13.6	0.77	0.29	...	...	...	205
San Ysidro	7,410	3.62	381.1	5.14	1.01	102.5	1.38	2.18	61.8	0.83	1.11	1,069

1. Includes both single family and multi-family residential uses.
2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm.

   Includes a mixture of residential uses with other uses such as a retail store on the ground floor and residences on the second floor.
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.
4. Includes all levels of governmental facilities such as offices, yards, public schools and colleges, parks, military reservations, etc.
5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.
6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.

all but 62 of them in condominiums or rental apartment complexes; and the Paradise Hills Statistical Area added 218 units, 78 single and 140 multi-family units.

The number of occupied housing units was estimated to be 95,880 on July 1, an increase of 1,440 units during the first half of the year. The current occupancy rate of 95.6 percent is low because of a major rehabilitation project at the Bayview Naval Housing Complex. On July 1, nearly one-third of the 812 multi-family units there were vacant. However, 53 units had been refurbished and occupied during the first six months of the year. That accounts for part of the increase of 390 occupied housing units in the Paradise Hills Statistical Area when only 218 new units had been completed. The remainder of the increase can be attributed to the units completed in 1977 that were vacant on January 1 and had been occupied during the first half of 1978.

On July 1, commercial land uses occupied 945 acres, an increase of 132 acres during the past five years. While there is

EGO BY STATISTICAL AREAS — JULY 1, 1978

Public Uses[4]			Semi-Public[5]			Agricultural Uses[6]			Vacant Land			Streets[7]		
	Percent[10] of Statistical Area	Percent[11] of Public Uses	Net[9] Acres	Percent[10] of Statistical Area	Percent[11] of Semi-Public Uses	Net[9] Acres	Percent[10] of Statistical Area	Percent[11] of Agricultural Uses	Net[9] Acres	Percent[10] of Statistical Area	Percent[11] of Vacant Land	Acres[8]	Percent[10] of Statistical Area	Percent[11] of Streets
3	20.96	100.00	3,112.7	1.52	100.00	27,012.5	13.20	100.00	59,360.1	28.99	100.00	24,449.4	11.95	100.00
3	19.57	4.78	150.4	1.44	4.84	...	...	...	464.9	4.44	0.78	3,303.0	31.55	13.50
5	91.12	2.74	...	...	...	...	...	...	...	...	...	114.5	8.88	0.47
7	17.74	0.54	9.3	0.71	0.31	...	...	...	9.0	0.69	0.02	504.8	38.47	2.06
5	3.10	0.04	9.1	1.82	0.29	...	...	...	14.6	2.92	0.02	219.3	43.98	0.90
8	8.73	0.25	34.4	2.82	1.11	...	...	...	96.4	7.88	0.16	393.4	32.18	1.61
2	2.90	0.06	13.5	1.62	0.43	...	...	...	35.3	4.23	0.06	372.5	44.67	1.52
0	3.40	0.07	8.9	1.05	0.29	...	...	...	74.7	8.73	0.13	212.7	24.87	0.87
0	1.32	0.04	46.4	3.23	1.49	...	...	...	28.2	1.96	0.05	487.4	33.89	1.99
7	1.21	0.04	14.5	1.05	0.47	...	...	...	156.7	11.35	0.26	514.6	37.28	2.10
9	26.23	1.00	14.3	0.88	0.46	...	...	...	50.0	3.06	0.08	483.8	29.60	1.98
1	34.38	17.55	477.5	2.18	15.34	8.3	0.04	0.03	1,255.5	5.73	2.10	4,854.4	22.17	19.86
3	89.88	6.70	37.7	1.18	1.21	...	...	...	...	...	...	28.5	0.89	0.12
5	22.39	3.38	275.3	4.25	8.85	...	...	...	900.2	13.89	1.51	873.6	13.48	3.60
1	7.49	0.22	98.3	7.82	3.16	...	...	...	74.3	5.91	0.13	251.5	20.03	1.03
3	2.32	0.06	7.5	0.67	0.24	...	...	...	19.3	1.74	0.03	342.7	30.86	1.40
0	21.09	0.73	24.2	1.63	0.78	8.3	0.56	0.03	142.2	9.58	0.24	416.4	28.06	1.70
4	53.71	5.53	0.4	0.01	0.01	...	...	...	14.5	0.33	0.02	1,857.6	42.08	7.58
3	15.73	0.43	14.3	1.23	0.46	...	...	...	14.2	1.22	0.02	291.6	25.02	1.19
5	7.73	0.50	19.8	0.71	0.63	...	...	...	90.8	3.25	0.15	792.5	28.42	3.24
2	8.51	7.65	592.1	1.54	19.02	112.4	0.29	0.42	12,972.9	33.65	21.85	6,677.6	17.32	27.31
4	7.94	0.43	80.6	3.49	2.59	3.7	0.16	0.01	312.6	13.54	0.53	706.8	30.61	2.89
7	2.73	0.09	13.1	0.88	0.42	...	...	...	155.8	10.45	0.26	600.7	40.28	2.46
4	9.08	2.15	77.1	0.76	2.48	...	...	...	7,079.9	69.82	11.93	774.1	7.64	3.17
9	5.51	0.29	8.9	0.40	0.29	16.2	0.72	0.06	687.3	30.60	1.16	365.0	16.25	1.49
5	3.81	0.26	12.5	0.42	0.40	87.9	2.97	0.33	645.1	21.82	1.09	545.5	18.45	2.23
5	12.19	0.58	15.7	0.77	0.51	...	...	...	113.6	5.55	0.19	448.7	21.92	1.83
9	12.58	1.37	139.0	2.98	4.46	...	...	...	857.3	18.37	1.44	833.0	17.85	3.41
7	2.10	0.13	16.0	0.62	0.51	...	...	...	291.5	11.39	0.49	751.8	29.37	3.07
5	5.04	0.25	23.2	1.09	0.74	...	...	...	718.7	33.66	1.21	258.9	12.13	1.06
9	17.44	1.34	52.7	1.59	1.69	4.6	0.14	0.02	214.4	6.49	0.36	607.9	18.41	2.49
4	4.72	0.40	134.7	3.69	4.33	...	...	...	1,852.5	50.71	3.12	389.7	10.67	1.59
1	14.75	0.36	18.6	1.77	0.60	...	...	...	44.2	4.21	0.07	395.5	37.63	1.62
6	13.47	8.54	722.9	2.66	23.23	45.6	0.17	0.17	6,442.7	23.69	10.85	4,573.0	16.82	18.70
5	13.61	1.08	38.2	1.12	1.23	...	...	...	467.0	13.68	0.79	661.2	19.37	2.70
3	13.71	1.01	22.4	0.71	0.72	...	...	...	340.2	10.78	0.57	634.6	20.11	2.59
0	5.77	0.33	180.9	7.35	5.81	1.1	0.04	...	349.7	14.22	0.59	417.1	16.96	1.71
4	16.62	1.00	110.6	4.29	3.55	...	...	...	470.1	18.24	0.79	415.3	16.11	1.70
9	12.38	0.61	213.1	10.07	6.85	12.8	0.60	0.05	451.9	21.36	0.76	464.0	21.93	1.90
9	19.43	1.49	17.8	0.54	0.57	...	...	...	696.9	21.20	1.17	511.5	15.55	2.09
6	3.96	0.23	45.1	1.85	1.45	...	...	...	539.4	22.10	0.91	538.0	22.04	2.20
7	20.01	2.57	75.3	1.36	2.42	31.7	0.58	0.12	2,600.9	47.15	4.38	459.7	8.33	1.88
8	4.22	0.22	19.5	0.88	0.63	...	...	...	526.6	23.65	0.89	471.6	21.18	1.93
6	27.62	58.21	1,083.7	1.20	34.80	23,696.2	26.20	87.71	31,357.9	34.68	52.85	3,279.5	3.63	13.42
7	1.16	0.23	486.4	5.80	15.61	1,290.0	15.37	4.78	4,358.1	51.95	7.34	561.9	6.69	2.30
7	3.32	0.52	6.5	0.10	0.21	3,587.3	53.32	13.28	1,982.7	29.47	3.34	395.3	5.88	1.62
2	1.71	0.91	120.1	0.53	3.86	12,415.4	54.64	45.95	8,202.1	36.09	13.85	469.1	2.06	1.92
4	2.46	0.69	253.5	2.11	8.14	1,270.3	10.56	4.70	7,308.0	60.74	12.31	831.6	6.91	3.40
0	96.41	50.53	...	...	...	...	...	...	186.7	0.83	0.31	508.0	2.26	2.08
0	5.58	1.22	217.2	2.32	6.98	...	...	...	7,694.8	82.31	12.96	353.4	3.78	1.45
6	20.24	4.11	...	...	...	5,133.2	58.92	19.00	1,625.5	18.66	2.74	160.2	1.84	0.65
6	8.71	3.27	86.1	0.53	2.77	3,150.0	19.53	11.67	6,866.2	42.57	11.57	1,761.9	10.93	7.21
6	1.91	0.31	61.0	0.88	1.96	2,181.6	31.37	8.08	2,182.7	31.37	3.68	818.3	11.77	3.35
3	11.47	0.47	0.6	0.03	0.02	59.3	3.37	0.22	358.1	20.31	0.60	407.7	23.13	1.67
7	14.44	2.49	24.5	0.33	0.79	909.1	12.27	3.37	4,325.4	58.38	7.29	535.9	7.23	2.19

7. The land area devoted to streets is estimated by calculating the difference between the net acres and the gross acres of each area of the City.
8. Total area including city streets and other similar rights of way.
9. The acreage shown in each of the columns represents the net area in each of the Statistical Areas (exclusive of city streets and other similar rights of way).
10. Indicates by percentage what portion of the total City and each Statistical Area is utilized by each land use category.
11. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each Statistical Area.

one regional shopping center in the Eastern Section of the City, the added commercial acreage was located at smaller centers or along major streets.

Eastern San Diego contained 330 acres of industrially used land, with the largest concentration (105 acres) in the Mission Gorge Road area. There has been a net gain of 79 acres of industrial land use during the last five years of which 58 acres were added during the past year. Some 43 acres of that increase was located in the Encanto-West Statistical Area.

Kearny Mesa Section

The population of the nine Statistical Areas located in the Kearny Mesa Section of San Diego was 154,420 on July 1, a net gain of 900 people since January 1, 1978.

The 56,041 housing units, which occupied 7,633 acres of land, included 34,782 single-family houses and 21,243 multiple units. The average density was 7.4 units per net residential acre and multiple units represented 38 percent of all housing on Kearny Mesa.

Zone	Total City		Residential Uses [1]			Commercial Uses [2]			Industrial Uses [3]	
	Total [7] Net Acres	Percent of City	Net [7] Acres	Percent [8] of Zone	Percent [9] of Total Residential Uses	Net [7] Acres	Percent [8] of Zone	Percent [9] of Total Commercial Uses	Net [7] Acres	Percent [8] of Zone
ENTIRE CITY	**180,222.6**	**100.00**	**37,574.2**	**20.85**	**100.00**	**4,698.5**	**2.61**	**100.00**	**5,562.3**	**3.09**
AGRICULTURAL ZONES	**76,220.0**	**42.29**	**334.1**	**0.44**	**0.88**	**236.1**	**0.31**	**5.02**	**596.8**	**0.78**
A1-10	72,156.1	40.04	113.9	0.16	0.30	156.0	0.22	3.32	505.4	0.70
A1-5	1,945.2	1.08	12.1	0.62	0.03	...	...	...	1.7	0.09
A1-1	2,118.7	1.18	208.1	9.82	0.55	80.1	3.78	1.70	89.7	4.23
RESIDENTIAL ZONES	**79.003.4**	**43.84**	**35,546.8**	**44.99**	**94.61**	**472.6**	**0.60**	**10.04**	**917.4**	**1.16**
Single Family	66,213.3	36.74	26,373.7	39.82	70.19	310.4	0.47	6.60	866.4	1.31
R1-40	21,009.0	11.66	1,036.6	4.93	2.76	59.9	0.28	1.27	249.0	1.18
R1-20	2,281.8	1.27	887.3	38.88	2.36	25.6	1.12	0.55	43.3	1.90
R1-15	1,254.6	0.70	110.3	8.79	0.29	115.2	9.18	2.45	28.1	2.24
R1-10	1,722.3	0.96	1,132.6	65.76	3.01	3.5	0.20	0.07	39.4	2.29
R1-8	340.3	0.19	321.4	94.45	0.86	...	...	...	...	...
R1-6	924.1	0.51	717.9	77.71	1.91	0.8	0.08	0.02	3.2	0.34
R1-5	38,681.2	21.46	22,167.6	57.31	59.00	105.4	0.27	2.24	503.4	1.30
Multiple Family	**12,790.1**	**7.10**	**9,173.1**	**71.71**	**24.42**	**162.2**	**1.27**	**3.44**	**51.0**	**0.40**
R-2	5,576.8	3.09	3,681.8	66.02	9.80	39.9	0.72	0.85	16.9	0.30
R-2A	2,255.2	1.25	1,674.9	74.27	4.46	17.3	0.77	0.37	13.4	0.59
R-2B	28.8	0.02	17.2	59.71	0.05	...	...	...	...	...
R-3	2,149.9	1.19	1,770.1	82.34	4.71	25.0	1.16	0.53	7.6	0.35
R-3A	1,494.7	0.83	1,299.5	86.95	3.46	41.9	2.80	0.89	4.3	0.29
R-4	1,252.3	0.69	720.5	57.53	1.92	31.7	2.53	0.67	8.8	0.70
RV	32.0	0.02	8.9	27.82	0.02	6.2	19.34	0.13	...	...
R-4C	0.4	0.00	0.2	52.42	...	0.2	47.58	...	...	...
COMMERCIAL ZONES	**4,571.1**	**2.54**	**613.9**	**13.43**	**1.63**	**2,729.3**	**59.70**	**58.11**	**98.9**	**2.17**
CP	69.8	0.04	7.4	10.59	0.02	26.1	37.39	0.56	0.0	0.07
CR	302.9	0.17	10.8	3.57	0.03	149.1	49.23	3.17	...	...
CO	379.6	0.21	63.1	16.63	0.17	196.3	51.71	4.18	12.6	3.33
CN	208.6	0.12	26.1	12.51	0.07	131.5	63.03	2.80	5.1	2.45
CA-S	370.7	0.21	0.8	0.22	...	272.9	73.61	5.81	2.8	0.77
CA	1,322.6	0.73	70.7	5.34	0.19	894.5	67.64	19.06	12.0	0.90
C-1S	70.2	0.04	9.4	13.34	0.02	47.4	67.47	1.01	5.4	7.70
C-1	68.3	0.04	3.5	5.16	0.01	40.0	58.46	0.85	0.0	0.05
CS	150.2	0.08	20.7	13.79	0.06	80.4	53.55	1.71	6.2	4.10
C	1,419.4	0.79	377.1	26.57	1.00	756.2	53.27	16.09	46.5	3.27
CBD	208.8	0.12	24.3	11.62	0.06	134.9	64.59	2.87	8.3	3.99
INDUSTRIAL ZONES	**10,464.8**	**5.81**	**134.6**	**1.29**	**0.36**	**943.2**	**9.01**	**20.08**	**3,607.3**	**34.47**
SR	529.1	0.29	...	...	...	...	...	...	383.2	72.43
M-1D	5.0	0.00	...	...	...	...	...	...	1.3	25.55
M-1P	834.5	0.46	2.4	0.28	0.01	51.9	6.22	1.11	201.5	24.15
M-1B	1,564.7	0.87	2.6	0.17	0.01	65.3	4.17	1.39	723.1	46.21
M-1A	4,037.3	2.24	40.2	0.99	0.11	507.1	12.56	10.79	1,226.1	30.37
M-1	1,215.0	0.67	61.4	5.05	0.16	262.6	21.61	5.59	318.5	26.22
M-2A	998.7	0.55	...	...	...	...	...	...	9.1	0.91
M-2	1,280.5	0.71	28.0	2.19	0.07	56.3	4.40	1.20	744.5	58.14
MISCELLANEOUS ZONES	**9,963.3**	**5.53**	**944.8**	**9.48**	**2.52**	**317.3**	**3.19**	**6.75**	**341.9**	**3.43**
FC	293.5	0.16	...	...	...	...	...	...	...	...
Old San Diego P.D.[10]	176.7	0.10	27.9	15.79	0.07	23.7	13.39	0.50	7.0	3.99
La Jolla Shores P.D.[12]	1,071.5	0.59	858.6	80.13	2.29	9.5	0.89	0.20	4.3	0.40
Tidelands [11]	1,829.6	1.02	...	...	...	190.7	10.42	4.06	318.6	17.41
Unzoned	5,756.6	3.19	58.3	1.01	0.16	...	...	...	...	...
FW	835.4	0.46	...	...	...	93.4	11.19	1.99	12.0	1.43

1. Includes both single family and multi-family residential uses.
2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm. Also includes a mixture of residential uses with other uses such as a retail store on the ground floor and a residence on the second floor.
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.
4. Includes all levels of governmental facilities such as offices, yards public schools and colleges, parks, military reservations, etc.
5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.
6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.
7. The acreage shown in each of the columns represents the net area in each of the zones. (Exclusive of city streets and other similar rights of way).

The 1,359 residential units completed during the first six months of the year contained 205 single-family and 1,154 multi-family units. This Section of San Diego includes University North, the residential area containing the largest number of newly completed housing units during the first half of 1978. All but 36 of the 717 units completed there were multiples. Linda Vista added another 187 units, including 131 multi-family units.

The number of occupied housing units was estimated to be 54,843 on July 1, an increase of 1,225 since January 1. The current occupancy rate of 97.9 percent is slightly higher than it was in 1970, an indication of the scarcity of vacant housing in this part of the City.

On July 1, a total of 1,553 acres of land were used for commercial purposes, an increase of 344 acres in the last five years and 58 acres during the past year. This Section of the City includes three regional shopping centers, two in Mission Valley with 476 acres and one in University North which has a total

SAN DIEGO BY ZONE — JULY 1, 1978

Percent[9] of Total Industrial Use	Public Uses[4] Net[7] Acres	Public Uses[4] Percent[8] of Zone	Public Uses[4] Percent[9] of Total Public Uses	Semi-Public[5] Net[7] Acres	Semi-Public[5] Percent[8] of Zone	Semi-Public[5] Percent[9] of Total Semi-Public Uses	Agricultural Uses[6] Net[7] Acres	Agricultural Uses[6] Percent[8] of Zone	Agricultural Uses[6] Percent[9] of Total Agricultural Uses	Vacant Land Net[7] Acres	Vacant Land Percent[8] of Zone	Vacant Land Percent[9] of Total Vacant Uses
100.00	42,902.3	23.81	100.00	3,112.7	1.73	100.00	27,012.5	14.99	100.00	59,360.1	32.92	100.00
10.73	17,325.3	22.73	40.38	319.8	0.42	10.27	25,906.7	33.99	95.92	31,501.2	41.33	53.06
9.09	17,005.2	23.57	39.64	262.5	0.36	8.43	24,728.3	34.27	91.55	29,384.8	40.72	49.50
0.03	30.5	1.57	0.07	5.3	0.27	0.17	696.0	35.78	2.58	1,199.6	61.67	2.02
1.61	289.6	13.67	0.67	52.0	2.45	1.67	482.4	22.77	1.79	916.8	43.28	1.54
16.51	16,773.8	21.23	39.10	2,462.8	3.12	79.13	425.5	0.54	1.57	22,404.5	28.36	37.73
15.59	15,146.1	22.88	35.30	2,105.1	3.18	67.64	397.1	0.60	1.47	21,014.5	31.74	35.39
4.48	9,069.2	43.17	21.14	553.5	2.63	17.78	65.5	0.31	0.24	9,975.3	47.50	16.80
0.78	40.1	1.76	0.09	144.9	6.35	4.65	142.6	6.25	0.53	998.0	43.74	1.68
0.51	254.2	20.26	0.59	0.6	0.04	0.02	...	...	...	746.2	59.49	1.26
0.71	102.3	5.94	0.24	15.2	0.88	0.49	17.2	1.00	0.06	412.1	23.93	0.69
...	1.0	0.30	...	...	...	...	...	...	...	17.9	5.25	0.03
0.06	25.8	2.79	0.06	1.7	0.18	0.05	...	...	...	174.7	18.90	0.29
9.05	5,653.5	14.62	13.18	1,389.2	3.59	44.65	171.8	0.44	0.64	8,690.3	22.47	14.64
0.92	1,627.7	12.73	3.80	357.7	2.80	11.49	28.4	0.22	0.10	1,390.0	10.87	2.34
0.30	1,009.0	18.09	2.35	190.7	3.42	6.13	15.5	0.28	0.06	623.0	11.17	1.05
0.24	98.9	4.39	0.23	29.2	1.29	0.94	9.4	0.42	0.03	412.1	18.27	0.69
...	11.3	39.38	0.03	...	...	...	...	...	...	0.3	0.91	...
0.14	79.4	3.69	0.19	63.6	2.96	2.04	...	...	...	204.2	9.50	0.34
0.08	62.1	4.15	0.14	35.6	2.38	1.15	...	...	...	51.3	3.43	0.09
0.16	367.0	29.31	0.86	33.8	2.70	1.08	3.5	0.28	0.01	87.0	6.95	0.15
...	...	...	...	4.8	14.96	0.15	...	...	...	12.1	37.88	0.02
...	...	...	...	...	...	...	...	...	...	...	...	...
1.78	245.1	5.36	0.57	117.8	2.58	3.79	29.1	0.63	0.10	737.0	16.13	1.25
...	1.7	2.45	...	1.9	2.72	0.06	...	...	...	32.7	46.78	0.06
...	41.0	13.54	0.10	11.1	3.66	0.36	27.8	9.16	0.10	63.1	20.84	0.11
0.23	5.9	1.54	0 01	12.8	3.37	0.41	...	...	...	88.9	23.42	0.15
0.09	10.1	4.83	0.02	5.8	2.77	0.19	...	...	...	30.0	14.41	0.05
0.05	8.5	2.28	0.02	4.6	1.25	0.15	...	...	...	81.1	21.87	0.14
0.21	7.3	0.55	0.02	14.0	1.06	0.45	...	...	...	324.1	24.51	0.55
0.10	0.3	0.45	...	...	...	...	...	...	...	7.7	11.04	0.01
...	0.9	1.32	...	...	...	...	...	...	...	23.9	35.01	0.04
0.11	37.3	24.81	0.09	2.7	1.81	0.09	...	...	...	2.9	1.94	...
0.84	96.8	6.82	0.23	60.1	4.24	1.93	1.3	0.09	...	81.4	5.74	0.14
0.15	35.3	16.91	0.08	4.8	2.30	0.15	...	...	...	1.2	0.59	...
64.82	1,529.9	14.62	3.57	50.8	0.49	1.63	63.1	0.60	0.23	4,135.9	39.52	6.98
6.89	...	...	...	14.6	2.75	0.47	...	...	...	131.3	24.82	0.22
0.02	...	...	...	...	...	...	...	...	...	3.7	74.45	0.01
3.62	0.6	0.07	...	4.4	0.52	0.14	...	...	...	573.7	68.76	0.97
13.00	105.8	6.76	0.25	...	...	...	10.3	0.66	0.04	657.6	42.03	1.11
22.01	719.7	17.83	1.68	21.7	0.54	0.70	33.7	0.83	0.12	1,488.8	36.88	2.51
5.73	441.8	36.35	1.03	6.6	0.55	0.21	19.1	1.58	0.07	105.0	8.64	0.18
0.16	...	...	...	...	...	...	...	...	...	989.6	99.09	1.67
13.39	262.0	20.46	0.61	3.5	0.27	0.11	...	...	...	186.2	14.54	0.31
6.16	7,028.2	70.54	16.38	161.5	1.62	5.18	588.1	5.90	2.18	581.5	5.84	0.98
...	12.7	4.32	0.03	...	...	...	143.5	48.89	0.53	137.3	46.79	0.23
0.13	92.5	52.34	0.22	3.7	2.10	0.12	8.3	4.69	0.03	13.6	7.70	0.02
0.08	51.1	4.77	0.12	29.7	2.77	0.95	...	...	...	118.3	11.04	0.20
5.73	1,279.2	69.92	2.98	39.2	2.14	1.26	...	...	...	1.9	0.11	...
...	5,526.3	96.00	12.88	...	...	...	79.7	1.39	0.30	92.3	1.60	0.16
0.22	66.4	7.95	0.15	88.9	10.64	2.85	356.6	42.69	1.32	218.1	26.10	0.37

8. Indicates that portion of the entire city and each zone occupied by each General Land Use.

9. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each zone.

10. The Old San Diego Planned District, adopted by Ordinance 10608,, July 30, 1971 replaced the existing zoning.

11. That portion of San Diego Bay reclaimed and filled since 1911 is administered for the State of California by the San Diego Unified Port District. The land is not zoned but is controlled through lease agreements with tenants.

12. The La Jolla Shores Planned District, adopted by Ordinance 11332 N.S., June 29, 1974 replaced the existing zoning.

a. Most of the industrial uses in the A-1-10 zone are devoted to sand and gravel extraction.

b. Most of the industrial uses in the R-1-40 zone are devoted to sand and gravel extraction.

of 109 acres. Also, the Montgomery Statistical Area contains 439 acres of commercial land use in the vast Kearny Mesa commercial-industrial complex.

Some 2,558 acres of land on Kearny Mesa were used for industrial purposes on July 1, incompassing 46 percent of San Diego's industrial land, There has been an increase of 262 acres of land containing some industrial land use during the past five years. The large industrial areas are in the Montgomery, University North and Serra Mesa Statistical Areas.

North San Diego

The population of the seven Statistical Areas in North San Diego was 78,425 on July 1, a net increase of 3,300 people during the first six months of 1978.

North San Diego's 26,783 housing units occupied 4,467 acres of land and contained 20,757 single-family and 6,026 multi-family housing units. The average density was 6.0

(Continued on Page 11)

Statistical Areas	LIVE BIRTHS					DEATHS		
	Total Births		Dependency Status			Total Deaths		Deaths One Year And Over
	Number	Percent	Military [1]	Civilian	Percent Military	Number	Percent	
ENTIRE CITY	**11,670**	**100.00**	**2,706**	**8,964**	**23.19**	**5,803**	**100.00**	**5,687**
Military Areas	17	.15	16	1	94.12	50	.86	50
Civilian Areas	11,653	99.85	2,690	8,963	23.08	5,753	99.14	5,637
CENTRAL	**1,868**	**16.10**	**381**	**1,487**	**20.40**	**1,622**	**27.96**	**1,604**
Balboa Park	...	...	...	...	...	1	.02	1
Centre City	87	.75	13	74	14.94	264	4.55	263
Golden Hill	312	2.67	42	270	13.46	117	2.02	114
Hillcrest	148	1.27	42	106	28.38	236	4.07	236
Middletown	165	1.41	42	123	25.45	166	2.86	163
Mission Hills	100	.86	17	83	17.00	116	2.00	116
North Park	438	3.75	141	297	32.19	419	7.22	414
South Park	276	2.37	49	227	17.75	173	2.98	169
Southeast S.D.-West	342	2.93	35	307	10.23	130	2.24	128
COASTAL	**1,126**	**9.65**	**275**	**851**	**24.42**	**1,169**	**20.14**	**1,157**
Harbor	4	.03	2	2	50.00	43	.74	43
La Jolla	125	1.07	2	123	1.60	305	5.26	304
La Playa	78	.67	4	74	5.13	94	1.62	93
Loma Portal	133	1.14	41	92	30.83	118	2.03	118
Midway-Old Town	203	1.74	127	76	62.56	64	1.10	60
Mission Bay	24	.21	1	23	4.17	46	.79	46
Ocean Beach	258	2.21	62	196	24.03	157	2.71	153
Pacific Beach	301	2.58	36	265	11.96	342	5.89	340
EASTERN	**4,506**	**38.60**	**1,050**	**3,456**	**23.30**	**1,870**	**32.22**	**1,807**
Chollas Park	386	3.31	51	335	13.21	135	2.33	124
City Heights	416	3.56	86	330	20.67	180	3.10	176
Elliott	402	3.44	226	176	56.22	52	.90	43
Encanto-East	418	3.58	129	289	30.86	74	1.28	66
Encanto-West	422	3.62	47	375	11.14	115	1.98	108
Montezuma	122	1.05	12	110	9.84	175	3.02	174
Navajo	263	2.25	22	241	8.37	184	3.17	183
Normal Heights	601	5.15	152	449	25.29	429	7.38	424
Paradise Hills	342	2.93	155	187	45.32	56	.97	53
Rolando-Redwood	606	5.19	122	484	20.13	283	4.87	279
San Carlos	172	1.47	14	158	8.14	93	1.60	89
Southeast S.D.-East	356	3.05	34	322	9.55	94	1.62	88
KEARNY MESA	**1,855**	**15.90**	**389**	**1,466**	**20.97**	**720**	**12.41**	**711**
Clairemont-East	475	4.08	81	394	17.05	164	2.83	158
Clairemont-North	306	2.62	29	277	9.48	116	2.00	115
Clairemont-South	174	1.49	27	147	15.52	177	3.05	117
Linda Vista	358	3.07	82	276	22.91	97	1.67	97
Mission Valley	...	...	...	...	...	...	...	...
Montgomery	13	.11	1	12	7.29	15	.26	15
Serra Mesa	298	2.55	146	152	48.99	76	1.31	74
University-North [5]	10	.09	...	10	...	...	...	...
University-South [5]	221	1.89	23	198	10.41	75	1.29	75
NORTH SAN DIEGO	**1,261**	**10.81**	**317**	**944**	**25.14**	**259**	**4.46**	**252**
Bernardo [6]	367	3.14	126	241	34.33	156	2.69	153
Del Mar Heights [6&7]	...	...	...	...	...	...	...	...
Los Penasquitos [6&7]	...	...	...	...	...	...	...	..
Miramar	13	.11	13	...	100.00	3	.05	3
Mira Mesa [7]	779	6.69	163	616	20.92	89	1.53	86
Pomerado	102	.87	15	87	14.71	11	.19	10
San Pasqual	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	**1,053**	**9.02**	**294**	**759**	**27.92**	**157**	**2.71**	**150**
Nestor	475	4.07	198	277	41.68	75	1.29	69
Otay [8]	578	4.95	96	482	16.61	82	1.42	81
San Ysidro [8]	...	...	...	...	...	...	...	...
AREA UNKNOWN	**1**	**.01**	**...**	**1**	**...**	**6**	**.10**	**6**

1. Infants born in households maintained by members of the Armed Forces living off-post in residential areas are classified as "military" dependents.

2. Deaths of infants under 1 year of age.

3. Infants surviving the first year of life. (Births minus deaths under 1 year.)

4. Net natural increase equals total births minus total deaths. It also equals infant survivors minus deaths of persons 1 year or over.

5. Census Tract 85.08 has been divided with part in the University-South and part in the University-North Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the University-South Statistical Area which has most of the population.

6. Census Tract 170.04 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Los Penasquitos and Bernardo. Since the data for the tract cannot be split, all of it has been recorded in the Bernardo Statistical Area which has most of the population. As a result no entries can be made for Del Mar Heights or Los Penasquitos.

7. Census Tract 83.09 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Mira Mesa and Los

	NATURAL INCREASE		BIRTH & DEATH RATES	
Infant Deaths[2]	Infant Survivors[3]	Net Natural Increase[4]	Births Per 1,000 Population	Deaths Per 1,000 Population
116	11,554	5,867	14.49	7.20
...	17	- 33	.35	1.03
116	11,537	5,900	15.39	7.60
18	1,850	246	16.93	14.07
...	...	- 1	...	...
1	86	- 177	10.36	31.43
3	309	195	32.50	12.19
...	148	- 88	10.35	16.50
3	162	- 1	17.55	17.66
...	100	- 16	11.24	13.03
5	433	19	16.40	15.69
4	272	103	18.04	11.31
2	340	212	24.26	9.22
12	1,114	- 43	6.99	7.25
...	4	- 39	...	...
1	124	- 180	4.51	11.01
1	77	- 16	7.80	9.40
...	133	15	10.81	9.59
4	199	139	23.60	7.44
...	24	- 22	3.58	6.87
4	254	101	13.44	8.18
2	299	- 41	7.98	9.07
63	4,443	2,636	17.22	7.15
11	375	251	21.69	7.58
4	412	236	25.06	10.84
9	393	350	19.61	2.54
8	410	344	21.22	3.76
7	415	307	21.87	5.96
1	121	- 53	6.16	8.84
1	262	79	7.97	5.58
5	596	172	18.55	13.24
3	339	286	20.60	3.37
4	602	323	18.76	8.76
4	168	79	7.89	4.27
6	350	262	30.17	7.97
9	1,846	1,135	12.01	4.66
6	469	311	12.06	4.16
1	305	190	11.59	4.39
...	174	- 3	8.49	8.63
...	358	261	16.89	4.58
...	...	...	...	...
...	13	- 2	13.00	15.00
2	296	222	15.60	3.98
...	10	10	1.02	...
...	221	146	14.44	4.90
7	1,254	1,002	17.58	3.61
3	364	211	14.68	6.24
...	...	...	...	...
...	...	...	...	...
...	13	10	16.27	3.75
3	776	690	20.83	2.38
1	101	91	19.25	2.08
...	...	...	...	...
7	1,046	896	22.69	3.38
6	469	400	25.82	4.08
1	577	496	20.64	2.93
...	...	...	...	...
...	1	- 5	...	...

Penasquitos. Since the data for the tract cannot be split, all of it has been recorded in the Mira Mesa Statistical Area which has most of the population. As a result no entries can be made for the Del Mar Heights or Los Penasquitos Statistical Areas.

8. Census Tract 100.00 has been divided with part in the San Ysidro and part in the Otay Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the Otay Statistical Area which has most of the population. As a result no entry can be made for San Ysidro.

Source: Vital statistics reported annually for census tracts by the Bureau of Vital Records, San Diego County Department of Public Health.

CITY POPULATION REACHES 805,100

(Continued from Page 9)

units per net residential acre and multiple units comprised 22 percent of the entire housing stock.

Some 1,317 residential units were completed during the first half of the year, including 625 single and 692 multi-family housing units.

The number of occupied housing units was estimated to be 25,588 on July 1, an increase of 21,084 units since the 1970 Census and 1,210 since the first of the year. The current occupancy rate of 95.5 percent is much higher than the 87.3 percent recorded in 1970.

On July 1, North San Diego had 464 acres of land used for commercial purposes, an increase of 384 acres during the last five years and 37 acres during the past year. It contained 1,103 acres devoted to industrial purposes, with the largest concentration along Miramar Road and in Rancho Bernardo.

South San Diego

The population of the three Statistical Areas in South San Diego was 47,800 on July 1, a net gain of 700 people since the first of the year.

South San Diego's 13,746 housing units occupied 1,906 acres of land and contained 10,334 single-family homes and 3,331 multi-family housing units. The average density was 7.2 units per net residential acre and multiple family units accounted for 32 percent of the total.

Builders completed 317 housing units during the first six months of the year, including 285 single and 32 multi-family units.

The number of occupied housing units was estimated to be 13,500 on July 1, an increase of 6,100 since the 1970 Census and 310 since the first of the year. The current occupancy rate of 98.2 percent is the highest in the City and much higher than the 91.7 percent reported in 1970.

On July 1, South San Diego had 268 acres of commercially used land, an increase of 160 acres during the last five years and 40 acres during the past year. The area also contained 683 acres of land used for industrial purposes, an increase of 40 acres in the last five years.

NET NATURAL INCREASE CONTINUES CLIMBING FOR FOURTH YEAR

During calendar year 1977, there was a net gain of 6,400 people in the City of San Diego, consisting of 5,867 people from net natural increase (births minus deaths) plus 533 from net migration. These city-wide statistics conceal a significant drop in military area population, so a more realistic evaluation of the composition of last year's growth can be seen by evaluating civilian area population only. Net natural increase in civilian areas produced a gain of 5,900 people (47 percent) while net migration amounted to 6,675 people or 53 percent of the total.

There were 11,670 babies born in the City during 1977, some 339 more than in the previous year. The number of babies born has been growing for each of the past four years. While the birth rate of 14.5 births per 1,000 population has remained stable during the past year, it has actually increased since 1973 when it was 13.6 births per 1,000 population.

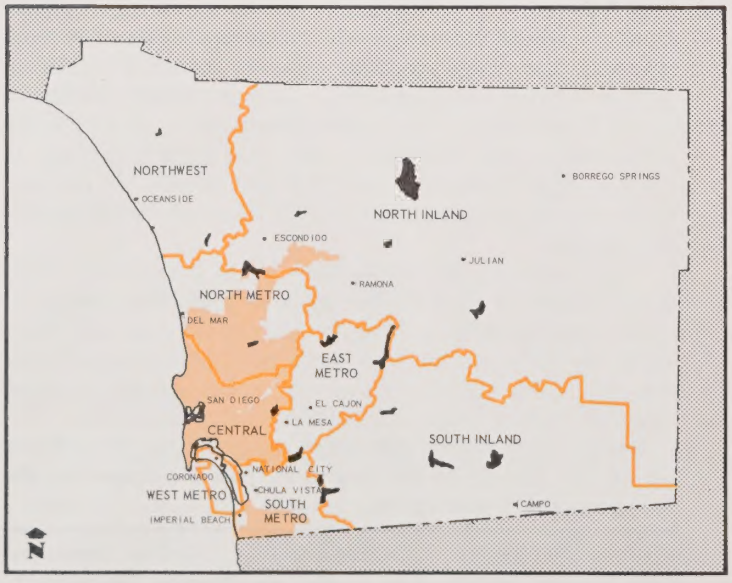
Some 2,706 births took place in families in the military service, 23 percent of the City total. This is a drop from the 3,043 reported a year earlier.

FOR ADDITIONAL INFORMATION: Call or write the Data Services Section, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	First Quarter 1978				Second Quarter 1978				First Six Months 1978		
	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units
SAN DIEGO COUNTY	**5,505**	**2,382**	**3,123**	**56.7**	**13,872**	**5,623**	**8,249**	**59.5**	**19,377**	**8,005**	**11,372**
All cities	3,897	1,393	2,504	64.2	10,428	3,606	6,822	65.4	14,325	4,999	9,326
Unincorporated	1,608	989	619	38.4	3,444	2,017	1,427	41.4	5,052	3,006	2,046
SAN DIEGO CITY	**2,237**	**646**	**1,591**	**71.1**	**6,814**	**2,040**	**4,774**	**70.1**	**9,051**	**2,686**	**6,365**
REMAINDER OF COUNTY	**3,268**	**1,736**	**1,532**	**46.9**	**7,058**	**3,583**	**3,475**	**49.2**	**10,326**	**5,319**	**5,007**
Cities	1,660	747	913	55.0	3,614	1,566	2,048	56.7	5,274	2,313	2,961
Unincorporated	1,608	989	619	38.4	3,444	2,017	1,427	41.4	5,052	3,006	2,046
METROPOLITAN	**3,923**	**1,222**	**2,701**	**68.9**	**10,686**	**3,780**	**6,906**	**64.6**	**14,609**	**5,002**	**9,607**
Metropolitan cities	2,975	721	2,254	75.8	8,338	2,683	5,655	67.8	11,313	3,404	7,909
Unincorporated	948	501	447	47.1	2,348	1,097	1,251	53.3	3,296	1,598	1,698
CENTRAL CITY	**1,301**	**296**	**1,005**	**77.2**	**5,172**	**868**	**4,304**	**83.2**	**6,473**	**1,164**	**5,309**
Central section	132	15	117	88.6	294	42	252	85.7	426	57	369
Eastern section	874	238	636	72.8	2,159	547	1,612	74.7	3,033	785	2,248
Coastal section	193	27	166	86.0	685	132	553	80.7	878	159	719
Kearny Mesa	102	16	86	84.3	2,034	147	1,887	92.8	2,136	163	1,973
EAST METROPOLITAN	**1,004**	**291**	**713**	**71.0**	**2,131**	**890**	**1,241**	**58.2**	**3,135**	**1,181**	**1,954**
El Cajon city	201	34	167	83.1	365	105	260	71.2	566	139	427
La Mesa city	149	15	134	89.9	90	26	64	71.1	239	41	198
Lemon Grove city	...	...	...	...	43	6	37	86.0	43	6	37
Unincorporated	654	242	412	63.0	1,633	753	880	53.9	2,287	995	1,292
SOUTH METROPOLITAN	**961**	**270**	**691**	**71.9**	**1,874**	**673**	**1,201**	**64.1**	**2,835**	**943**	**1,892**
Chula Vista city	66	3	63	95.5	683	431	252	36.9	749	434	315
Imperial Beach city	140	7	133	95.0	200	31	169	84.5	340	38	302
National City	161	6	155	96.3	118	25	93	78.8	279	31	248
South San Diego	500	186	314	62.8	541	151	390	72.1	1,041	337	704
Unincorporated	94	68	26	27.7	332	35	297	89.4	426	103	323
WEST METROPOLITAN	**13**	**4**	**9**	**69.2**	**10**	**4**	**6**	**60.0**	**23**	**8**	**15**
Coronado city	13	4	9	69.2	10	4	6	60.0	23	8	15
NORTH METROPOLITAN	**644**	**361**	**283**	**43.9**	**1,499**	**1,345**	**154**	**10.3**	**2,143**	**1,706**	**437**
Del Mar city	8	6	2	25.0	15	15	...	...	23	21	2
North San Diego	436	164	272	62.4	1,101	1,021	80	7.3	1,537	1,185	352
Unincorporated	200	191	9	4.5	383	309	74	19.3	583	500	83
NON-METROPOLITAN	**1,582**	**1,160**	**422**	**26.7**	**3,186**	**1,843**	**1,343**	**42.1**	**4,768**	**3,003**	**1,765**
Non-metro. cities	922	672	250	27.1	2,090	923	1,167	55.8	3,012	1,595	1,417
Unincorporated	660	488	172	26.1	1,096	920	176	16.1	1,756	1,408	348
NORTHWEST	**1,000**	**615**	**385**	**38.5**	**1,649**	**927**	**722**	**43.8**	**2,649**	**1,542**	**1,107**
Carlsbad city	36	18	18	50.0	93	49	44	47.3	129	67	62
Oceanside city	365	239	126	34.5	478	289	189	39.5	843	528	315
San Marcos city	242	194	48	19.8	104	58	46	44.2	346	252	94
Vista city	77	52	25	32.5	632	263	369	58.4	709	315	394
Unincorporated	280	112	168	60.0	342	268	74	21.6	622	380	242
NORTH INLAND	**485**	**452**	**33**	**6.8**	**1,299**	**760**	**539**	**41.5**	**1,784**	**1,212**	**572**
Escondido city	202	169	33	16.4	783	264	519	66.3	985	433	552
Unincorporated	283	283	...	...	516	496	20	3.9	799	779	20
SOUTH INLAND	**97**	**93**	**4**	**4.1**	**238**	**156**	**82**	**34.4**	**335**	**249**	**86**

SAN DIEGO COUNTY SECTIONS



9,051 HOUSING UNITS AUTHORIZED IN FIRST HALF OF 1978

Building permits were issued for 19,377 housing units in San Diego County during the first six months of 1978, nearly matching the volume recorded during the first half of 1977. However, the geographic distribution this year is very different from last year. This year 46.7 percent of the county's residential activity took place in the City of San Diego compared with 35.6 percent during the same period last year. Furthermore, within the City of San Diego there was a surprisingly high level of new residential construction activity within the central portion of the city.

Some 737 multiple family units were started in Mission Valley, concentrated in the west end of the valley. Also there was a resergence of multifamily housing construction in the Rolando-Redwood Statistical Area with 619 units started. Another 602 multiples were started in Paradise Hills.

New single family housing continued to be concentrated in the suburban areas of the city, however. Builders started 592 new homes in Los Penasquitos, another 338 in Mira Mesa and 205 in Bernardo.

The long awaited infilling in Southeast San Diego began last year and continued in the first half of this year as builders started 277 single family homes in Encanto-West and 231 in Paradise Hills.

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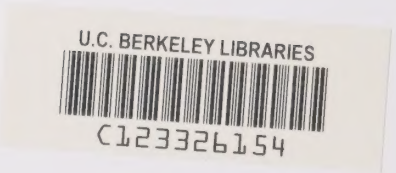

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